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HISTORIC RESOURCES FOR RENT: CORNOG'S BOTTOM FARMSTEAD AND
THE RESIDENCE RENTAL PROGRAM AT RIDLEY CREEK STATE PARK

Monica Ann Pawlowski

A THESIS

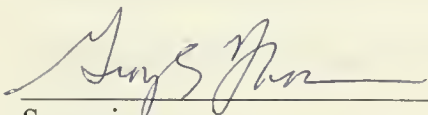
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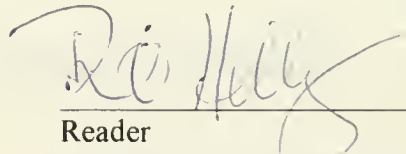
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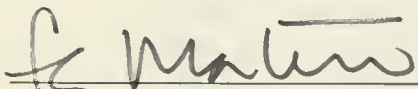
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INTRODUCTION

Ridley Creek State Park is located in Edgmont Township in Delaware County, Pennsylvania, approximately 20 miles west of Philadelphia. (Fig. 1) Until 1789, Delaware County was a part of Chester County, which was the largest county in Pennsylvania at the time, and one of the three original counties laid out by William Penn.¹ In 1682, Penn began creating townships from the tracts of land he purchased from the Native American Lenni Lenape Indians. Edgmont Township was originally named Gilead and was settled by English Quakers in 1682.² One of the first documented settlers was Joseph Baker who, by 1686, had purchased 500 acres and was appointed Constable for Gilead.³ Baker is believed to have been responsible for renaming the township after the Royal Manor in Edgmond in his native County of Shropshire in England.⁴

The Quaker settlers in Edgmont Township established an agriculture-based community comprised of independent family farmsteads in an area of rich soil served by Ridley and Crum Creeks. These two creeks also provided power for sawmills, tanning mills, and cotton mills, and such enterprises were established along their banks. Most of the farmsteads were located on the original tracts of land as laid out by William Penn. Over time, the land tracts were subdivided, usually among family members, and therefore individual farmsteads decreased in overall acreage. This agrarian way of life in Edgmont Township remained prevalent through most of the 20th century.

¹ Henry Graham Ashmead. *History of Delaware County*. (Philadelphia. 1884), p. 89.

² Jane Levis Carter. *Edgmont, the Story of a Township*. (Kennett Square, Pennsylvania. 1976), p. 43.

³ *Ibid.*, p. 45.

⁴ *Ibid.*, p.45.

During the 1900s and 1910s Samuel Riddle, a prominent landowner, businessman, and horsebreeder, purchased many of the farmsteads in central Edgmont Township ⁵ He used large parcels of the land for the breeding and training of race and show horses and was the owner of the legendary racehorse, “Man o’ War.” Samuel Riddle’s niece, Sarah Dobson Fiske, married Walter Jeffords, another prominent businessman and horse breeder. Sarah and Walter Jeffords’ estate grew as they purchased property from Sarah’s uncle, Samuel Riddle, and then inherited more land after his death. Eventually, their landholdings consisted of nearly 25% of Edgmont Township. Most of the individual farms were rented to tenant farmers who maintained the properties and the agrarian way of life, while the Jeffords built a large manor house around one of the original 18th Century farmsteads.

After Walter Jeffords died in 1960, his wife and family planned to subdivide the property into one acre lots for development. The Commonwealth of Pennsylvania was concerned about the loss of one of the last remaining large, undeveloped tracts of open space in a highly urbanized area, and saw an opportunity to create a new state park. The State had raised money from “Project 70,” a \$30 million bond measure which enabled it to acquire open space for park lands and recreation areas ⁶ The citizens of Delaware County supported the State’s acquisition of the Jeffords property as a future park site and voted overwhelmingly in favor of the allocation of Project 70 funds for this purpose ⁷ The State

⁵ “History of Park Office,” Ridley Creek State Park Office, Media, Pennsylvania

⁶ “Recreational Guide for Ridley Creek State Park,” Ridley Creek State Park Office, Media, Pennsylvania

⁷ Unidentified newspaper clipping from the Delaware County Planning Department office, Media, Pennsylvania.

gained further support from the Delaware County Planning Commission and the Citizens Council of Delaware County.⁸

The owners of the Jeffords estate opposed the State's plan because they felt they were offered much less than fair market value for the land.⁹ Edgmont Township also opposed the plan because of the anticipated loss of tax revenue, and because of costs associated with additional policing and other services. In 1966, the State prevailed in the court battle that followed the bitter dispute, and, through condemnation and eminent domain proceedings, purchased almost 2,000 acres from the Jeffords for \$5.6 million.¹⁰

Over the next few years, the State designed and developed what is now Ridley Creek State Park. (Fig. 2) Managed by the Department of Conservation and Natural Resources, the Park opened to the public in 1972, and now serves as a popular recreation area with an estimated 600,000 visitors in 1997

One of the most remarkable aspects of the Park is its impressive collection of American vernacular architecture, with examples ranging from the 17th to the 20th centuries. Additionally, early 18th century settlement patterns have been preserved which would have otherwise been destroyed by development. William Penn's vision for the new colonial towns was based on European models at that time: closely-clustered houses with common meadows and pasture land, surrounded by privately-owned farmland.¹¹ Rather than follow Penn's plan, however, the settlers in Pennsylvania "created their own pattern of land distribution. small farms scattered in clusters across the countryside without the

⁸ Ibid.

⁹ Ibid.

¹⁰ "History of Park Office," Ridley Creek State Park Office, Media, Pennsylvania

¹¹ David Hackett Fischer, *Albion's Seed: Four British Folkways in America*, (New York, 1989), p. 578

common lands that Penn had wished to see.”¹² This settlement pattern and landscape in the Delaware Valley is easily recognized in Ridley Creek State Park. These virtually undisturbed farmsteads are unique documents and tools for researching Pennsylvania’s agricultural history and rural society. Once outside the Park, any feeling or presence of early settlement patterns is lost in the new housing developments, confirming the concern and foresight of the Park’s founders.

In addition to architecture, agriculture, and landscape, Ridley Creek State Park also contains examples of early Pennsylvania rural industry. It also serves as a conservation area for plants and wildlife, a recreation area and is an educational resource. Though much of the historic and cultural fabric of this landscape remains, much has regrettably been lost over the years due to demolition, neglect, alteration, and lack of financial resources. As a way to maintain the Park houses, the Park implemented the Residence Rental Program, which allows private citizens to rent the historic buildings as residences. While this has ensured that all of the houses involved in the program have survived, this program does not have a coherent historic preservation plan befitting a resource of this importance. Historic preservation and historic preservation planning may give focus to and support a more permanent solution to the rehabilitation and stabilization of the architectural and cultural fabric in Ridley Creek State Park

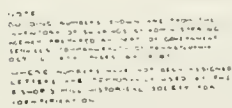
This study first examines the history, evolution, and significance of the farmhouse, barn, and springhouse at Cornog’s Bottom, an 18th century farmstead in Ridley Creek State Park. Secondly, this thesis investigates and evaluates Ridley Creek State Park’s

¹² Ibid., p. 578.

current rental program, examining its successes and failures. With respect to preservation, critical questions include, “Why is it worthwhile to preserve houses and outbuildings in Ridley Creek State Park? Does the Park’s current leasing policy discourage or encourage preservation?” Ultimately, this study will confirm the historic nature and significance of the Park and its resources, help interpret Pennsylvania’s early agricultural landscape, and contribute to the Park’s efforts of managing its historic resources.



Figure 1. Road map of Philadelphia and Delaware Counties

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CORNOG'S BOTTOM

The property chosen for study is an 18th century English settler's farmstead now known as "Cornog's Bottom."¹³ This name is referenced in the Park's records as well as in the State and National Register forms. (Appendices D and E) Curiously, there is no one by the name of Cornog listed in the chain of title. However, a William Cornog is listed as an "inmate"¹⁴ who "pays 4 £ rent" in the 1765 Chester County Tax list for Edgmont Township.¹⁵ There is also a Cornog listed in the 1800 and 1810 Federal Censuses for Edgmont Township, although where he lived in Edgmont Township was not specified.¹⁶

According to the deeds (Appendix A), the property was first noted as 124 acres of land in 1702 owned by John Hickins.¹⁷ In 1722, Nathan Evans, the owner at the time, bought an additional 63 acres adjoining his property.¹⁸ In 1785, Abraham Hoopes, then the owner, divided the property when he sold the house and 97 acres to his oldest son Abraham Hoopes, Jr. for 485£.¹⁹ while the remaining acres were sold to his son Isaac Hoopes.²⁰ Isaac's farmstead was across Sycamore Mills Road from his brother Abraham,

¹³ This particular property was chosen because it was one of three properties in the Park that the Park Superintendent said had not been documented.

¹⁴ The Chester County Tax List defines an inmate as "a person who resides within the household of another, either in the same house or in a building on the premises. Usually married or widowed and head of a family."

¹⁵ Chester County 1765 Tax List, Chester County Historical Society, West Chester, Pennsylvania.

¹⁶ 1800 and 1810 Federal Census, Delaware County Historical Society, Broomall, Pennsylvania.

¹⁷ For more information, see the chain of title in the appendix. The deed search only goes back as far as 1702 and not the Original William Penn land grant because the deeds were not recorded.

¹⁸ Unrecorded deed, recitation without citation from D.B. Z. p. 370, Chester County Recorder of Deeds, West Chester, Pennsylvania.

¹⁹ D.B. Z. p. 370, Chester County Recorder of Deeds, West Chester, Pennsylvania.

²⁰ D.B. Z. p. 375, Chester County Recorder of Deeds, West Chester, Pennsylvania.

Jr.'s, property literally within sight of each other.²¹ In both of these deeds, there were provisions for shared water rights between the two brothers since the stream was on Abraham Hoopes, Jr.'s, property. From 1785 to 1966, the property varied between 90 and 100 acres. Evidence from atlases and deeds suggests that this size was about average for farms in Edgmont township during this time period. Most farms in Edgmont township ranged between 30 and 170 acres.²²

²¹ In *Edgmont, the Story of a Township*, by Jane Levis Carter the "Cornog's Bottom" farmstead is erroneously referred to as "the Isaac Hoopes Tract" on page 244.

²² Information gleaned from deeds, farm atlases, and tax records for Edgmont Township.

The Site

The farmstead includes a two-and-a-half story stone farmhouse, a large three-level stone barn with wooden additions, and a stone springhouse with modern additions to create a house for a tenant of Ridley Creek State Park. (Fig. 3). The site of the farmstead was presumably determined by a small stream that runs close to the springhouse.

Centrally located within the Park along Sycamore Mills Road, the farmstead is approximately one and a half miles from Sycamore Mills Village located along the banks of Ridley Creek. The topography of the site and its environs consists of gently rolling hills, which are now densely forested with trees and brush except in the immediate vicinity of the buildings. These are of recent growth and are typical of land that has reverted from agriculture.

Like most early houses of Pennsylvania, the house is oriented with the front facade facing south. (Fig. 4) It is built on a plateau cut into the east face of a gently sloping hill. Behind the house there are three pine trees--and a fourth pine tree stump--planted in a square at about six feet on center (the fourth tree fell a few years ago in a storm).²³ These trees could possibly have been planted to screen a privy which was “usually located near but not too close to the farmhouse so that it could be reached easily and quickly in emergency or in bad weather.”²⁴ According to Amos Long, Jr., privies “were nearly the most important building on the farmstead,”²⁵ providing necessary sanitation and privacy

²³ Conversation with Norm Glass, Restoration Contractor and Park tenant, 29 January 1998.

²⁴ Amos Long, Jr., *The Pennsylvania German Family Farm*, (Breinigsville, Pennsylvania, 1972), p. 229

²⁵ *Ibid.*, p. 229.

Typical privies “were usually built square or slightly rectangular, the sides measuring from five to seven feet”²⁶ and far from the water supply.

Approximately 125 feet south from the farmhouse there is a three level stone bank barn with several wooden additions. (Fig. 5) It is centrally located within the farmstead between the farmhouse and the springhouse. Beyond the barn is the springhouse (Fig. 6), which is located close to a small stream that runs through the property. The springhouse was built near a stream with ample water supply to keep perishable foods cool.

Between the house and the barn is a large flat grassy area measuring approximately 145 feet by 45 feet, roughly in the shape of a “D.” (Fig. 7) This appears to be a modified cut-and-fill rather than a natural feature. This may have been the site of an early garden,²⁷ which would likely have been “square or slightly rectangular”²⁸ and “usually located to the rear or side of the farmhouse frequently close to the kitchen and nearly always on the warm side of the house.”²⁹ Given the area’s southeastern sun exposure, there would have been sufficient warmth and sunlight to grow vegetables and herbs. The proximity to the barn would have made it convenient to bring manure from the barn to fertilize a garden. In addition to manure, wood ashes from the bake oven, located along the west side of the farmhouse, could have also been used as fertilizer.³⁰

Approximately 100 yards directly up the hill from the west gable end of the farmhouse is an old cistern measuring five feet in diameter and seven feet deep (Figs. 8 and 9) According to Gabrielle Lanier and Bernard Herman, “cisterns found in

²⁶ Ibid., p. 229.

²⁷ Conversation with Norm Glass, Restoration Contractor and Park tenant, 29 January 1998

²⁸ Amos Long, Jr., *The Pennsylvania German Family Farm*, (Breinigsville, Pennsylvania, 1972), p. 38

²⁹ Ibid., p. 38.

in southeastern Pennsylvania are below-grade water storage spaces and are usually associated with mid-nineteenth-century farmhouses. Barrel-lined, brick, and wooden box-lined cisterns were the most common types. Although most cisterns are capped with a pump head, little evidence of extant cisterns is likely to survive above grade.” As was customary, this, like most cisterns, is located close to the house.³¹ The cistern is made of brick, and the top extant portion is covered with a layer of cement. This would have provided the farmhouse with water. In addition to the cistern, there is evidence of trails in the now densely vegetated area, which were probably routes for farmers and their wagons and plows to access the fields. Although such trails were once part of a network, the system is no longer decipherable.

³⁰ Ibid., p. 42.

³¹ Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic*. (Baltimore, 1997), p. 69.

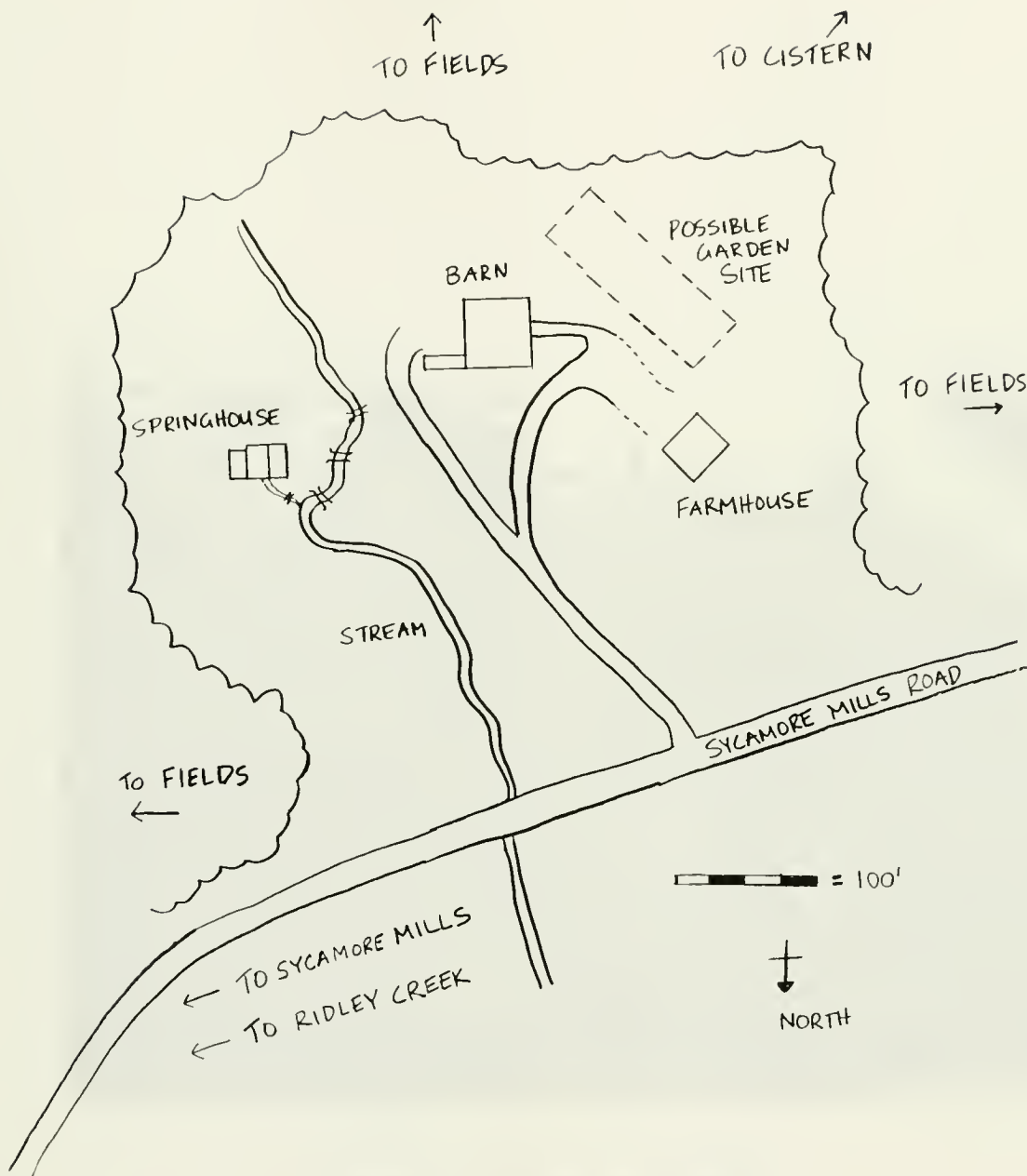


Figure 3. Site Plan of "Cornog's Bottom"



Figure 4. Farmhouse, south facade



Figure 5. Barn, north facade.



Figure 6. Springhouse, south facade



Figure 7. Possible site of an early garden.



Figure 8. Cistern



Figure 9. Detail of the cistern's interior construction

THE FARMHOUSE

Background

From the deeds, it is uncertain when the first house appeared on the parcel of land. It is probable that an earlier house predated the existing stone house. The word “message,” which usually indicates a dwelling house, first appears in the deeds in 1722. This early house was probably a log house.

Early settlers in Pennsylvania typically built log houses, and later built stone or brick additions. Whitewashed mortar was used between the logs, the chimneys were made of stone and mortar, and the roofs had nailed-on shingles.³² Log houses were typically one-room deep and one to two stories high.³³ In illustration of this, the 1798 Direct Tax for Edgmont Township includes descriptions of log houses of various sizes such as one, one-and-a-half, and two stories. It also lists a two story stone house with a one story log “old house”³⁴ suggesting that there was a later stone addition to an existing log house. Unfortunately, it is not possible to identify the property under study in this tax list because the owner of the house at the time is not listed.

Given the likely existence of an early log house, there were probably three building phases for the farmhouse. The first phase was the construction of an early log house. The second phase was the construction of the 1770 stone addition (Fig. 10) The third phase

³² Stevenson Whitcomb Fletcher, *Pennsylvania Agriculture and County Life 1640-1840*, (Harrisburg, 1971), p. 375.

³³ Ibid., p. 375.

³⁴ 1798 Direct Tax for Edgmont Township, Delaware County Historical Society, Broomall, Pennsylvania

would have included the demolition of the log house and replacing it with the large 1807 stone addition, creating the existing stone house.

Comparison of the tax records before and after 1770 suggests that a house existed before the 1770 stone house. The 1765 Chester County Tax List recorded that Abraham Hoopes, “singleman,” was assessed 20£ that year for “170 acres land with buildings 3 horses, 5 cattle, and 6 sheep.”³⁵ The 1774 Chester County Tax list recorded that Abraham Hoopes, Jr., was assessed 90£ for “80 acres and buildings, 3 horses/cattle, and 5 sheep.”³⁶

Although the documentary evidence supports the likely existence of a log house, no physical evidence has been discovered to support the existence of such a structure. Presumably, it would have been completely demolished at the time of the subsequent 1807 enlargement of the stone house. It is apparent from the physical evidence that the present farmhouse was built in at least two phases. On the north facade, there is a straight vertical seam that indicates a later addition. (Figs. 11 and 12) On the south facade, there is a similar vertical seam in the upper portion of the wall, which perplexingly is not apparent lower down the wall, suggesting that the stonework there was reworked. The evidence of the building also includes several stones bearing various initials and dates. Along the west end of the front facade, there are the following stones: “A + R” (Fig. 13), and “B + H 1770” (Fig. 14). Another stone is inscribed “M I” (Fig. 15). On the east end is an additional stone bearing the initials “P H 1807” (Fig. 17). There is also a stone on the right side of the western facade with L x W O 1770 inscribed (Fig. 16). Given the 1770

³⁵ Chester County 1765 Tax List, Chester County Historical Society, West Chester, Pennsylvania.

³⁶ Chester County 1774 Tax List, Chester County Historical Society, West Chester, Pennsylvania.

date stones, it is likely that Abraham Hoopes, Sr., who is listed as a weaver in a deed,³⁷ and who owned the house from 1733 to 1785 was responsible for building the first stone portion of the house.

³⁷ D.B. Z, p. 370, Chester County Recorder of Deeds, West Chester, Pennsylvania



SOUTH ELEVATION – CONJECTURAL
ADDITION TO EARLIER LOG HOUSE

FARMHOUSE

$1/8" = 1'-0"$

Figure 10.



Figure 11. Farmhouse, north facade with seam



Figure 12. Farmhouse, detail of north elevation with seam



Figure 13. Stone inscribed "A + R" on the west end of the front facade



Figure 14. Stone inscribed “B + H 1770” on the west end of the front facade



Figure 15. Stone inscribed “M I” on the west end of the front facade



Figure 16. Stone inscribed “L + WO 1770” on the west facade



Figure 17. Stone inscribed "P H 1807" on the east end of the front facade

Farmhouse - c. 1770

The 1770 portion of the farmhouse was a two-and-a-half story, two room deep house approximately 16 feet wide and 30 feet deep. The exterior walls are load-bearing field stone masonry construction of the sort which, according to David Hackett Fischer, “give[s] the vernacular architecture of this region its special character and enduring charm.”³⁸ The north and west facades remain intact, while the principal, south facade has some puzzling alterations. The east gable and wall was removed when the building was added onto later. The southern facade includes a three inch stone flashing course and cut-off out-riggers which suggest a pent roof on the ground floor, which protected the entry door and lower walls. (Fig. 18) This is a feature peculiar to Southeastern Pennsylvania vernacular architecture. “Pent roofs and door hoods contributed to the special character of Quaker architecture in Pennsylvania. Many houses and barns in the Delaware Valley were built with these small coverings extending outward above doors and windows on the ground floor.”³⁹ Pent roofs were sometimes “supported by white-painted wooden timbers which made a pleasing contrast with the fieldstone walls,”⁴⁰ however, no evidence of pent roof supports remains at this farmhouse. The stone flashing course continues on the western gable end facade, stopping one foot from the north facade. No evidence of outriggers remains visible today, but at the time of the most recent renovation around 1995, several were extant.⁴¹

³⁸ David Hackett Fischer, *Albion's Seed: Four British Folkways in America*, (New York, 1989), p. 476.

³⁹ *Ibid.*, p. 478.

⁴⁰ *Ibid.*, p. 479.

⁴¹ See the “Existing Conditions” section for more information about these outriggers.

The evidence on the western gable end of the house suggests that a pent roof protected the lower wall. (Fig. 19) That wall contained one ground floor window, a large bake oven, and the side entry door, which provided additional access to the first floor. The dome of the bake oven has not survived but in the aforementioned renovation its silhouette was still visible. (Fig. 32) Up in the gable, two small garret windows were symmetrically placed to light the top floor. The chimney was centered on this gable end. The steeply pitched roof, which today has wooden shingles, was probably originally covered with wooden shingles.⁴² The north facade was symmetrically fenestrated with a single window lighting the upper floor and another lighting the lower floor. (Fig. 20) The north and south facades were probably ornamented with a box cornice with crown molding and the gables ends were finished with an eight-inch wide plain barge board molding.

Although the farmhouse no longer has shutters, early pintles remain in the substantial wooden frames on the lower floor, suggesting that paneled wooden shutters provided security and weather protection. There is no evidence of early pintles in the frames of the other upper level windows indicating they did not have shutters.⁴³

The ground floor has two rooms set one behind the other, with a chimney in the west wall and fireplaces in each room. (Fig. 21) Bernard Herman and Gabrielle Lanier

⁴² According to David Hackett Fischer, many Quaker and Pennsylvania German fieldstone farmhouses had slate roofs. However, According to Norm Glass, a restoration contractor, the slate industry began in Pennsylvania in the 19th century and slate quarrying areas were in southern Lancaster County, Lehigh County, and Northampton County. Therefore, Fischer may be referring to 19th century roof coverings. In any event, it is difficult to ascertain the original roofing material because the rafters in the garret were rearranged and also re-roofed.

⁴³ There are hinged pintles nailed to the inside of the window frames of the upper floor windows on the south facade but these are types of pintles that would have been used later in the 19th century

call this type of plan the “double-cell plan.”⁴⁴ It is less common in the mid-Atlantic region than the so-called “hall and parlor” plan, which has two rooms set side by side, with a fireplace at one or each gable end. In both plan types, the two first floor rooms had specific functions. According to Herman and Lanier, the main room, or “hall” was “generally the site of all the day-to-day functions of the house: cooking, eating, craftwork, sleeping, as well as birth and death.”⁴⁵ The hall also “contained the principal fireplace and the stair or ladder to the story above.”⁴⁶ The “second, more private ground floor room [was] used primarily as a sleeping chamber and sitting room or as a parlor.”⁴⁷ At this farmhouse, the “double-cell plan” is largely intact.

Henry Glassie refers to this plan as the “one-third Georgian”⁴⁸ house type. Unfortunately, this nomenclature uses a name to mean a type. According to Glassie, the so called “Georgian” house type consists of “two rooms on each side of a central hall containing the stair” and had been used in America since 1700.⁴⁹ This building type was already in use in England and Europe, with roots in Renaissance architecture. Symmetry, balance, and order are all elements of the Georgian house plan. As such, it could be easily modified by reducing spatial elements to suit “people who had smaller families, less cash, or a smaller price of land.”⁵⁰

⁴⁴ Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic*, (Baltimore, 1997), p. 20.

⁴⁵ Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic*, (Baltimore, 1997), p. 12.

⁴⁶ *Ibid.*, p. 16.

⁴⁷ *Ibid.*, p. 16.

⁴⁸ Henry Glassie, “Eighteenth Century Cultural Process in Delaware Valley Folk Building,” in *Common Places: Readings in American Vernacular Architecture*, ed. Dell Upton and John Michael Clach, (Athens, Georgia, 1986), p. 403.

⁴⁹ *Ibid.*, p. 400.

⁵⁰ *Ibid.*, p. 403.

The most common type of modified “Georgian” house plan was the so called “two-thirds Georgian” house, with two rooms on one side of the hall.⁵¹ The Georgian could be reduced further to the one-third Georgian house, which was a common townhouse and farmhouse in southeastern Pennsylvania, with only two rooms, one behind the other, and no hall.⁵²

Glassie concludes that the “Georgian” house plan is an example of how innovative people “can modify ideas and fragment forms to suit economic and environmental needs.”⁵³ It was easy for early settlers to work with a traditional building form using basic addition and subtraction: “...the partial form could be enlarged subsequent to its building to produce the full form, and the full form could be enlarged by an additional one-third or two-thirds.”⁵⁴

Another way to interpret this house is to examine the meaning of its type and understand it in a larger social context. A house is more than simply a shelter. It is a “personal and social testament...through [which] man etches his culture into the landscape.”⁵⁵ In short, houses are artifacts that tell us about the people who built them and their culture. As such, “house types will change only as fast as the culture changes, and since culture by its nature is conservative folk housing is also conservative...”⁵⁶ In southeastern Pennsylvania, the house types reflect the English culture of their builders, instead of the character of the environment or function. When the English migrated to

⁵¹ Ibid., p. 401.

⁵² Ibid., p. 403.

⁵³ Ibid., p. 403.

⁵⁴ Ibid., p. 404.

⁵⁵ Peirce F. Lewis, “Common Houses, Cultural Spoor,” *Landscape* 19, no. 2 (1975): 1.

⁵⁶ Ibid., p. 2.

Pennsylvania, they brought their house types with them, “often as conscious reminders of their homeland.”⁵⁷ In Pennsylvania, English standards prevailed despite the presence of other colonial cultures as Dutch, Swedes, and Germans because the large number of English colonists dominated the colonies both culturally and politically. Houses therefore typically followed the English form because they shared an English society.⁵⁸ The English brought several basic house types to the American colonies because they came from different regions in England.

By 1750, the English had “settled down to one standard form with a number of close relatives.”⁵⁹ The form was simple: rectangular floor plan and facade, two stories high, doors and windows evenly spaced both vertically and horizontally, center hall, gable end chimneys, and gable roof.⁶⁰ The applied decoration changed over time as tastes and fashion changed but this standard English house form remains the same as “a continued testament to our English beginnings.”⁶¹ Based on Peirce Lewis’ analysis, the house in Ridley Creek State Park clearly followed the basic English house type and therefore reveals strong English cultural undercurrents. Its builders were probably conservative conformists. Any deviation from the accepted standards of the day would have been “taken as evidence of unstable personality and dubious character, and invite unfavorable

⁵⁷ Ibid., p. 3.

⁵⁸ It should be noted however that according to Henry Glassie in *Pattern in the Material Folk Culture of the Eastern United States*, there are important German house types, particularly around Philadelphia where the Germans settled.

⁵⁹ Ibid., p. 4.

⁶⁰ Ibid., p. 4.

⁶¹ Ibid., p. 7.

comment from one's neighbors."⁶² Building the accepted form, therefore, brought comfort and stability to an uncertain, new world.

⁶² Ibid., p. 1

Farmhouse c. 1770 - Interior

In the present-day cellar, there are two floor levels, with the higher corresponding to the older part of the house. (Fig. 37) The east gable wall of the earlier structure is partially dismantled, enabling passage between the old and new cellars. There are no bulkhead doors to the exterior or any evidence of breaks in the foundation to suggest that such doors were ever present. Therefore, access to the original cellar must have been from stairs within the house or from an earlier log house. Although there are a few treads and risers from an old staircase leading to the basement from the rear room above, they curiously straddle the remnants of the east gable wall. These stairs cannot be original because they are literally in the place where the east gable wall would have been, which again suggests an earlier building. The chimney stack, fireplaces, and hearth are not supported by an open masonry arch, but rather by corbeled masonry massing carried to deep foundations. Hewn log joists with bark running north and south support the first floor. (Fig. 21) Compared to the grade level of the cellar floor of the later addition, the 1770 excavation is approximately three feet shallower, which makes it difficult for a person to stand completely upright.

On the first floor, the front room of the farmhouse functioned as the parlor and more formal room. (Fig. 21) There is a corner fireplace along the west, gable end wall with an 18th century Georgian style mantel that appears to be original. As the “best room,” the parlor would have had more elaborate woodwork than the simpler hall. The wood floors are probably not original because they cover another floor which can be seen from the cellar below. This lower flooring may be original. It runs east and west,

perpendicular to the log joists and new flooring. Overhead, there are also exposed beaded joists (now painted white) as well as exposed beaded floor boards. These features, as well as the vertical board walls found in the back room, were typical in houses built after 1740.⁶³ A chair rail with a simple profile is contiguous with the window sills and runs along the walls. There are no obvious disturbances in the chair rail, which means that if it is indeed original, then the door location is also original. This issue is raised because it makes for an asymmetrical facade in the original width, and there are some apparent alterations at the exterior around this door.

The back room functioned as a common room with a large cooking fireplace along the west, gable wall and abutting the parlor's corner fireplace. (Fig. 21) This conforms to one type of heating arrangement in two-room deep houses. The other typical solution "consists of...back-to-back corner fireplaces."⁶⁴ There is a simple mantel (now painted red) with brackets and a brick hearth extending to the door that leads to the outside, next to the fireplace along the gable wall. The exposed beaded floor joists, exposed floor boards above, and the summer beam are all now painted brown. The walls on the south, west, and north sides are plaster, painted white. The wood floors are probably not original because they are too narrow and uniform in comparison to the upstairs floors.

There is evidence that the entire east wall of the back room was changed from its original configuration. The wall along the east side of the room is comprised of beaded board panels with doors to a storage closet, stairs, and a modern powder room. The wall

⁶³ Gabrielle M. Lanier and Bernard Herman, *Everyday Architecture of the Mid-Atlantic*, (Baltimore, 1997), p. 122.

⁶⁴ *Ibid.*, p. 19.

is painted red as is the other woodwork in the room. The corner storage closet contains original shelves which are cut out to hang spoons and other utensils and to display plates. These shelves are set into the plaster of the wall and the endboard has a simple, decorative cut-out at the base, giving it two legs. A break in the base board along the north wall and the pattern of the original shelf positions in the plaster indicate that this closet was moved, most likely with the later addition to the house

If the contiguous beaded board wall was moved eastward, it helps make sense of the most puzzling feature of this room, the location of the original staircase. According to Bernard Herman and Gabrielle Lanier, in houses of this type “the principal stair could be placed against the partition dividing the front and rear rooms, in the back corner of the rear room away from the fireplace, or in the space between the back fireplace jamb and partition.”⁶⁵ Presently, a straight-run stair with a small winder portion is located along the east wall of this room. Another run likely continued down to the cellar in the space now occupied with the powder room. However, as was noted in the cellar, the remains of this stair straddles the location of the original east gable end wall of the house. There is no obvious evidence in the basement or framing in the room that indicates the original location of the staircase.

⁶⁵ Ibid., p. 20.

Farmhouse c. 1770 - The Second Floor

The staircase from the back room leads to the upstairs rooms. (Fig. 22) Scars in the floor and ceiling as well as evidence of a truncation in the fireplace mantel all provide physical evidence that a wall separating the front and rear rooms has been removed. The front room contains a fireplace and a Georgian-style mantel similar to the mantel in the parlor below. The plastered walls are adorned with simple chair rail moldings and window trim. As in the downstairs rooms, there are numerous beaded floor boards overhead. There is also one joist containing two mortises and many nail holes, which suggests that it was a “recycled” wall stud from an earlier structure, or that this area was rebuilt at the time of the addition. Along the east wall of this room is an accumulation of plaster, which may indicate the presence of built-in shelves at one time.

The rear room may have been used as a utility room. The joists overhead are rough and unfinished and there is no evidence of lath and plaster ceilings. In the northwest corner, in what is now a closet, there is a lime mortar floor, plaster walls with chains, and a filled-in hole to the chimney, suggesting that this may have been a smoke room.

Access to the garret is through a closet. The door to this closet is reversed, with the battens facing the room and not the closet, which may suggest that the door was “recycled” from another location. From within the closet, another door leads to the attic stairs. Within the vertical board stair enclosure is evidence that the garret stairs were also moved. Like the stairs in the “hall” downstairs, the garret stairs straddle the location of the original east gable end wall of the house.

According to the National Register Survey Form from 1976, the garret floor was constructed with a clay, plaster, or cement mixture. This was often done to seal in smoke, as in the closet discussed earlier which is believed to have been a smoke room. Actually the 1770 side of the garret does not have a cement floor but rather has random width, tongue and groove floors. During the 1990s renovations the entire garret floor was covered with insulation and sheets of plywood.

The roof framing is composed of exposed, pegged rafters with collar ties at approximately six and a half feet above the floor. Many of the rafters are incised with Roman numerals, which are curiously out of sequence, suggesting that when the addition was built, the rafters may have been recycled from another building, again suggesting an earlier building. Either way, it would appear that the roof of the 1770 portion was removed at the time of the addition. Further evidence of recycling is revealed in the presence of dovetail mortises in some of the collar ties. These mortises, now empty, are consistent in size and shape to accept collar ties were they to be set at the angle of the roof pitch. In other words, rafters from a previous roof were re-used as collar ties for the present roof.

The white-washed chimney massing at the west-end of the garret, the broad chimney comes through the floor biased to the north, corresponding to the large cooking fireplace on the first floor. Within the space of the garret, the massing of the chimney angles towards the center, tapering to exit through the roof, centered on the ridge.

The garret may have functioned as a sleeping chamber, or storage, or both. This is conjecture, however, as no wills or inventories have been found which reveal the room

use. Iron hooks in some of the collar ties in the 1770 portion of the garret suggest that food may have been stored or dried in this room.



SOUTH ELEVATION - CONJECTURAL

FARMHOUSE - c.1770

$\frac{1}{8}'' = 1'-0''$

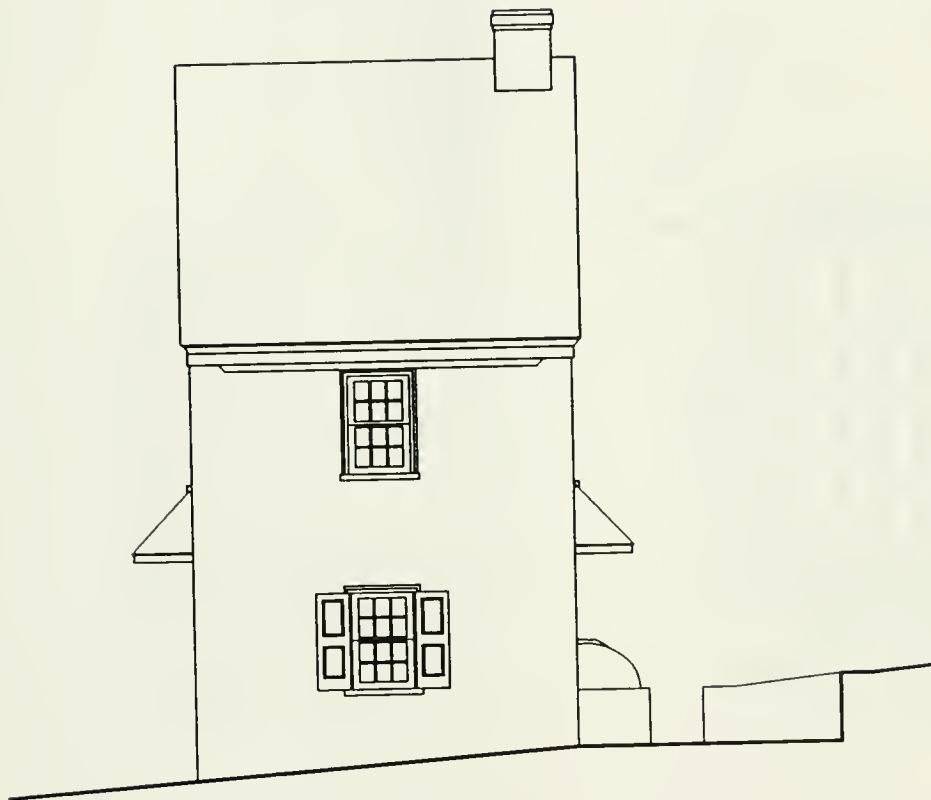
Figure 18.



WEST ELEVATION - CONJECTURAL

FARMHOUSE - c.1770
 $1/8" = 1'-0"$

Figure 19.

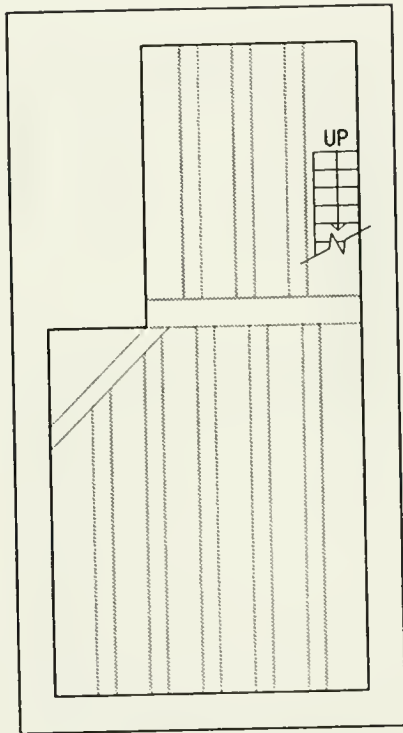


NORTH ELEVATION — CONJECTURAL

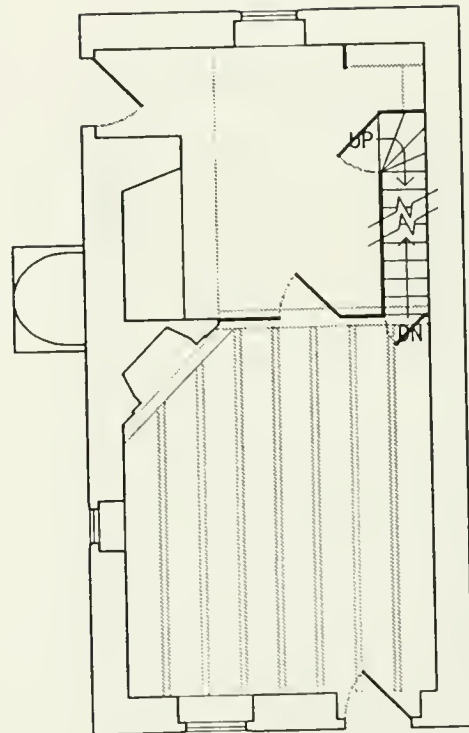
FARMHOUSE — c.1770

$1/8" = 1'-0"$

Figure 20.



CELLAR - CONJECTURAL

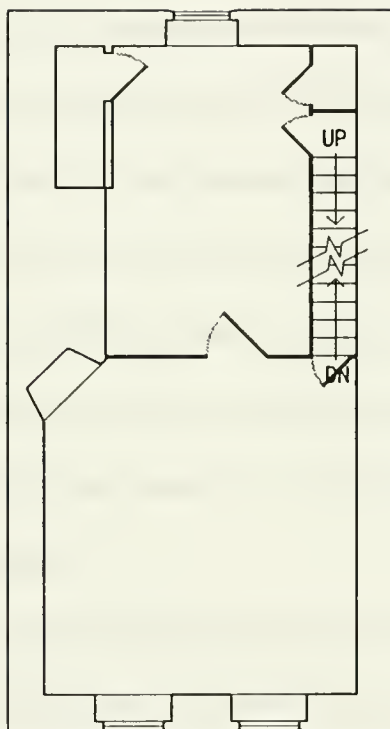


FIRST FLOOR - CONJECTURAL

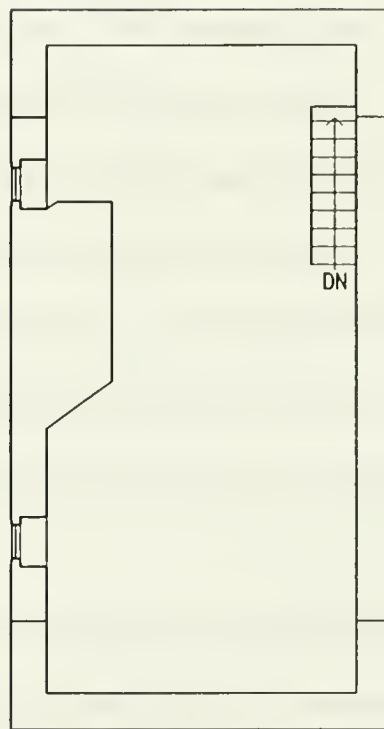
FARMHOUSE - c.1770

$1/8" = 1'-0"$

Figure 21.



SECOND FLOOR - CONJECTURAL



GARRET - CONJECTURAL

FARMHOUSE - c.1770

$1/8" = 1'-0"$

Figure 22.

Farmhouse - c. 1807

In the early 19th century, the farmhouse was enlarged. (Figs. 23-30) This addition to the house is distinctly different from the early portion. Presumably the addition was built around 1807 because there is a date stone bearing the initials “P H” and a date of 1807 on the east side of the principal, southern facade. (Fig. 17) This most likely memorialized the widow Phebe Hammill who was the owner of the house at the time⁶⁶ Phebe’s will is dated September 7, 1807 and it was recorded December 16, 1808, suggesting that she died sometime between these two dates. With an estate valued at \$1,331.53⁶⁷ it is likely that Phebe Hammill was responsible for building such a large addition. Hammill’s probate inventory reveals she owned “a purse and apparrell (sic), a large Bible, a silver watch, a fether (sic) bed and bedding (sic), a cafe (sic) of drawers, and fire shovle (sic) and tonges (sic).” The bulk of her estate was bonds, notes, and an \$800 cash inheritance.

Shortly after Phebe Hammill made the addition, her grandson George Bishop inherited the property in 1808.⁶⁸ He owned the house from 1808 to 1861.⁶⁹ His probate inventory indicates that the house had a garret, five rooms on the second floor, four rooms on the first floor, and a cellar, which, despite some subsequent alterations, is consistent with what stands today.

⁶⁶ In the deed, the surname is spelled Hammill but in the will and probate inventory the surname is spelled Hammel.

⁶⁷ Phebe Hammill, Probate Inventory, December 16, 1808, Will Book B, p. 87, Delaware County Recorder of Wills, Media, Pennsylvania.

⁶⁸ Ibid.

⁶⁹ Based on the chain of title and will date.

George Bishop's will does not mention a wife or children, but it does mention several nieces and nephews. He was a man of considerable means, with an estate valued at \$23,977.26.⁷⁰ The bulk of his estate, \$22,355.98, was comprised of cash, railroad and insurance stocks and bonds, judgments owed to him, mortgages, and notes.

George Bishop is also significant because the farmstead expanded under his ownership. He clearly was more than strictly a farmer. As investor in companies that were products of a new industrial and transportation age in America, George Bishop represents the transition from yeoman farmer of the 17th and 18th centuries to "gentleman farmer" of the 19th century.

The later addition represents a vernacular adaptation of the standard English house type that was modified and altered to suit local traditions and environment. The trend towards smaller rooms and partitioned space increased privacy in the house. It was possible to move from room to room without disturbing others and to receive visitors in the formal rooms of the house such as the parlor without exposing work areas such as the kitchen. These changes reflected a larger social attitude of the early 19th century, sometimes referred to as the Georgian world view⁷¹ which "signaled a movement away from a corporate or collective world view toward a growing emphasis on the individual."⁷² This shift toward gentility in farmhouse design and interior planning "is a late 18th century and early 19th century adaptation and remained an accepted and typical solution until the

⁷⁰ George Bishop. Probate Inventory, June 5, 1861, Will Book E, p. 1, Delaware County Recorder of Deeds, Media, Pennsylvania.

⁷¹ Gabrielle M. Lanier and Bernard L. Herman. *Everyday Architecture of the Mid-Atlantic*, (Baltimore, 1997), p. 125.

⁷² *Ibid.*, p. 125. This is based on James Deetz's thesis in his book *In Small Things Forgotten*, p. 39-43, 110-117.

late 19th century.”⁷³ The later addition to Cornog’s Bottom was designed with this principle in mind

Joseph Glass, who has studied and surveyed Pennsylvania farms, concluded that “Despite the fact that there is no generally accepted type of farm residence that is unequivocally regarded as the Pennsylvania farmhouse, a house containing these features comes very close to being one: two and one-half stories, four front openings on each floor, an ordinary gable roof, a pair of windows on each floor of the gable end, a chimney at one or both ends incorporated into the gable walls, [and] a front porch.”⁷⁴ After the addition, the farmhouse came very close to meeting most of these features of the Pennsylvania farmhouse.

The addition reflects the most common “Georgian” plan adaptation with four window openings on the second floor of the front of the house. However, it was difficult to obtain traditional “Georgian” symmetry without five openings, in which doors could be placed in any of the five possible locations along the first floor of the facade. One common solution was to place two entry doors centered on the front facade. According to Henry Glassie, this was a typical German form.⁷⁵ These two doors also created a hierarchy of interior space (public vs. private, formal vs. informal). The pent roof was extended to protect the first floor doors and windows. (Fig. 23)

⁷³ Elizabeth R. Brown et al., *The Jesse Green House*, unpublished report, 1993, p. 5

⁷⁴ Joseph W. Glass, *The Pennsylvania Culture Region: A View from the Barn*, (Ann Arbor, Michigan, 1986), p. 183-184

⁷⁵ Henry Glassie, *Pattern in the Material Folk Culture of the Eastern United States*, (Philadelphia, 1968), p. 55

The four six-over-six windows on the upper floor of the front facade are nearly evenly spaced (Fig. 23). However, the bottom floor is irregular because the house lacks a center hall. This may have been a result of avoiding anything British after the Revolutionary War, or it may have been simply an economic and practical factor.⁷⁶ Construction costs would have been lower and heating problems could be avoided without a center hall.

The interior woodwork in the addition also provides evidence to the approximate construction dates. The flatness of the Early Republic or “Federal” style succeeded the robust forms of the Georgian style after the American Revolution and lasted until approximately 1835. “Essentially [an extension] of the Georgian style,...[the Federal style] revolved around a renewed interest in classical Greek and Roman architecture and Renaissance forms.”⁷⁷ Unlike the Georgian style, which emphasizes horizontality and bold ornamentation, the Early Republic style emphasizes verticality and restrained ornamentation. “Classical motifs such as swags and oval paterae, and joinery techniques such as delicate reeding and punch-and-gouge work were utilized in the highest-style Federal interiors.”⁷⁸

Elaborate reeding and delicate woodwork is found throughout the new addition. Reed molding dominates the front room of the addition (Fig. 28, Room F-4) and is present on the corner fireplace mantel, baseboard, chair rail, transom window, interior window trim, the newel post, balusters, and stringer. Raised paneling adorns the enclosure under

⁷⁶ Ibid., p. 115

⁷⁷ Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic*, (Baltimore, 1997), p. 127.

⁷⁸ Ibid., p. 134.

the stair case. The walls are plastered. So too was the ceiling, as is evidenced in the now exposed, rough joists bearing the evidence of lath and nail holes. The contents of the front room of the new addition were valued at \$22 in George Bishop's probate inventory.⁷⁹

The back room of the new addition also has a corner fireplace (now closed and with the mantel removed) and plastered walls. (Fig. 28, Room F-3) The exposed rough joists also bear evidence that the ceiling was originally plastered. These joists are now exposed because the plaster ceiling was removed by a previous tenant. The moldings are much simpler than those in the front room. Therefore, the front room probably functioned as the "best parlor" as it was the first room that visitors saw when they entered the house. The contents of the back room were valued at \$30.⁸⁰

The inventory also lists a clock on the first floor valued at \$20, the contents of the sitting room (formerly the original "parlor") at \$12, and the contents of the "kitchen and appurtenances" valued at \$10.⁸¹ The addition included a new set of stairs to the deeper cellar, which is where George Bishop stored vinegar worth \$2, meat valued at \$10, and other "contents" worth \$5.⁸² (Fig. 27, Room C-2)

A vestibule was added at the top of the new cellar stairs to separate and close-off the first floor rooms from each other. (Fig. 28) On the second floor there is evidence of another vestibule between the front and back rooms in the original part of the house. (Fig 29, Rooms S-1 and S-2) These vestibules were a way to increase privacy and maintain a

⁷⁹ George Bishop. Probate Inventory, June 5, 1861, Will Book E, p. 1. Delaware County Register of Wills, Media, Pennsylvania.

⁸⁰ Ibid.

⁸¹ Ibid.

⁸² Ibid.

hierarchy of rooms while keeping the older, out-of-style rooms out of sight. In addition, the back staircase was expanded after the east gable wall was removed for the addition. The probate inventory does not distinguish the second floor rooms and are listed simply as rooms 1, 2, 3, 4, and 5 with their contents valued at \$12, \$25, \$8, \$48, and \$8 respectively.⁸³

The second floor hallway contains reeded trim on the outside of all doors and the stair opening. The walls are plastered except for a vertical board wall outside the small, middle back room. (Fig. 29, Room S-3) This small room has both plaster and vertical board walls and a chair rail. The back room of the new addition has plaster walls, reeded chairrails, base board, and a built-in corner cupboard above the chair rail. (Fig. 29, Room S-4) The front room of the new addition is the most elaborate of the bedrooms with a mantel with reeding almost identical to the one in the room below, reeding around the doors and windows, a chair rail, and a base board. (Fig. 29, Room S-5) The walls are plaster and the room also contains a closet. Given the high ornamentation in this room, it was probably George Bishop's bedroom and was likely "Room No. 4" which had the highest valuation in the inventory.

After the original east gable wall was removed, the garret was expanded and the staircase was widened. (Fig. 30) The contents of the garret were valued at \$15.⁸⁴ The 1807 garret addition has a lime mortar floor which is now covered with insulation and plywood.

⁸³ Ibid.

⁸⁴ Ibid.

The 1807 addition represents an enlargement of the standard English house type but without a center hall. This indicates that English culture prevailed into the 19th century despite the colonies' break from England after the War of Independence. However, the classical interior architectural features express modern ideas of democracy and freedom while its form retained the simple elements of the standard English house type. The house form therefore reflects the prevailing conservative attitude in the region that still looked to England for cultural identity while its interior ornamentation created a sense of American architectural identity and independence. The builder was not necessarily making these statements, but rather adapted the dominant style at the time, which in fact was making such statements.

The Pennsylvania culture maintained its conservative, English architectural form, building houses with little variation from the turn of the eighteenth century to World War I.⁸⁵ Pennsylvania "never developed any special regional identity in house types distinct from [the standard English form]."⁸⁶ The architecture reveals that Pennsylvania and its inhabitants "were not the sort to experiment with new and outrageous things."⁸⁷

⁸⁵ Peirce F. Lewis, "Common Houses. Cultural Spoor," *Landscape* 19, no. 2 (1975): 12.

⁸⁶ *Ibid.*, p. 12.

⁸⁷ *Ibid.*, p. 12.

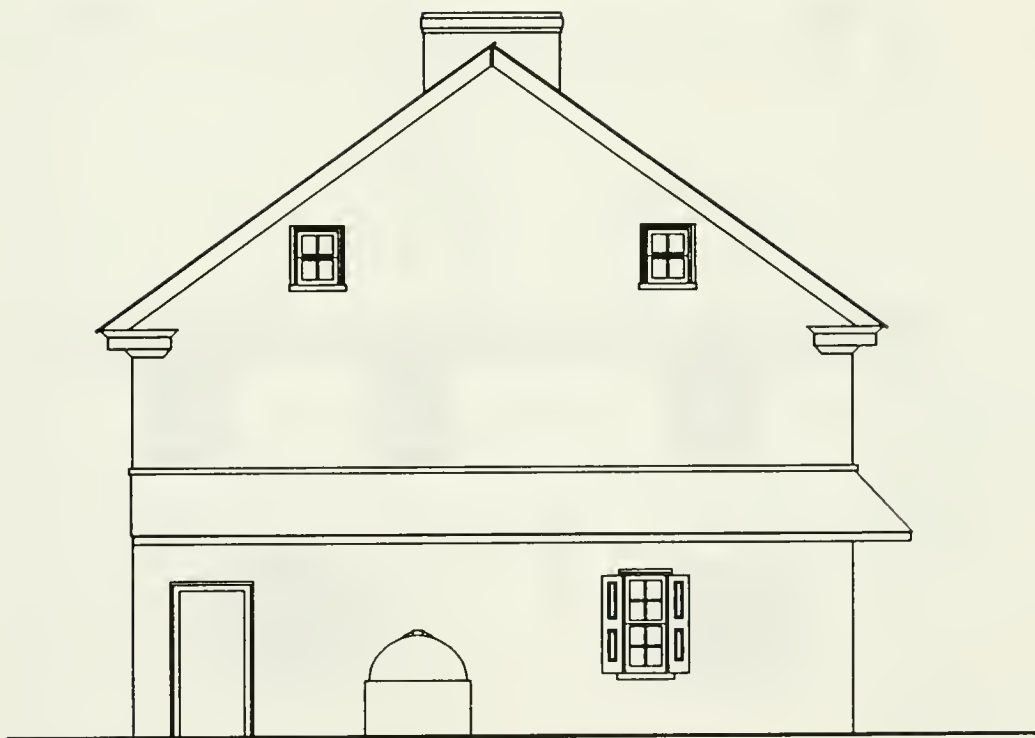


SOUTH ELEVATION – CONJECTURAL

FARMHOUSE – c. 1807

$1/8" = 1'-0"$

Figure 23.

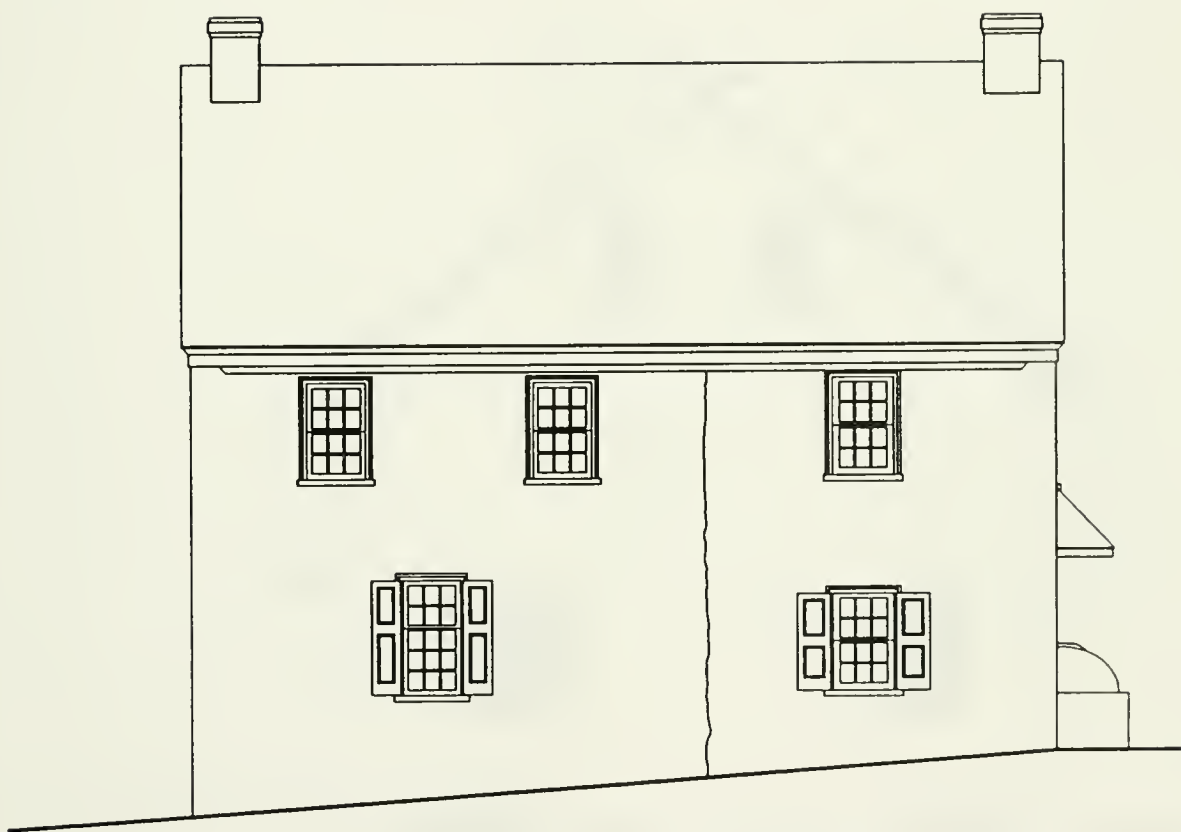


WEST ELEVATION – CONJECTURAL

FARMHOUSE – c. 1807

$1/8'' = 1'-0''$

Figure 24.



NORTH ELEVATION – CONJECTURAL

FARMHOUSE – c. 1807

$1/8'' = 1'-0''$

Figure 25.

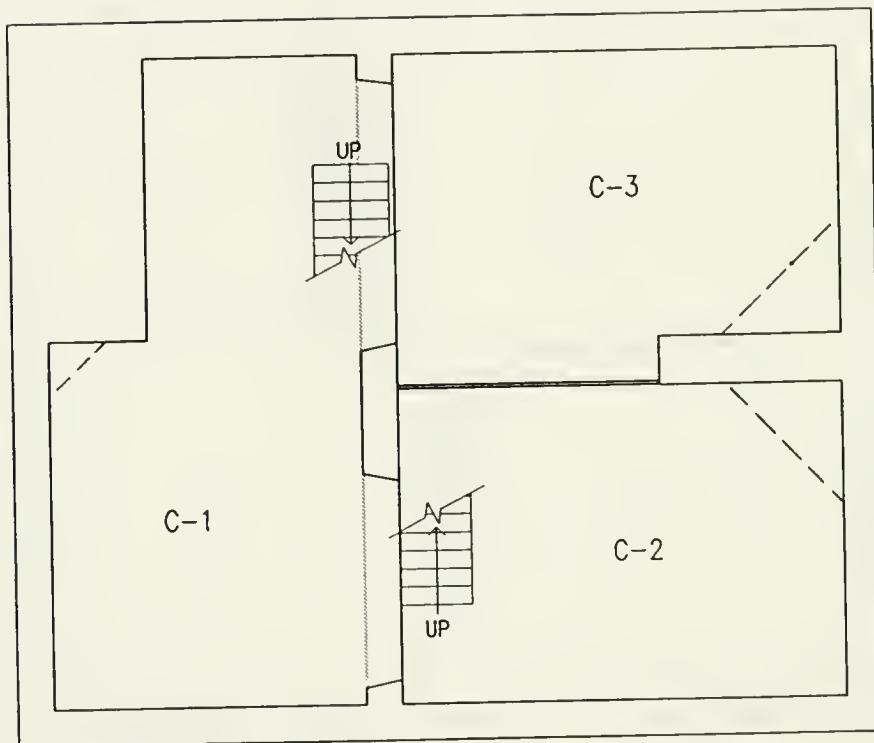


EAST ELEVATION – CONJECTURAL

FARMHOUSE – c. 1807

$1/8" = 1'-0"$

Figure 26.

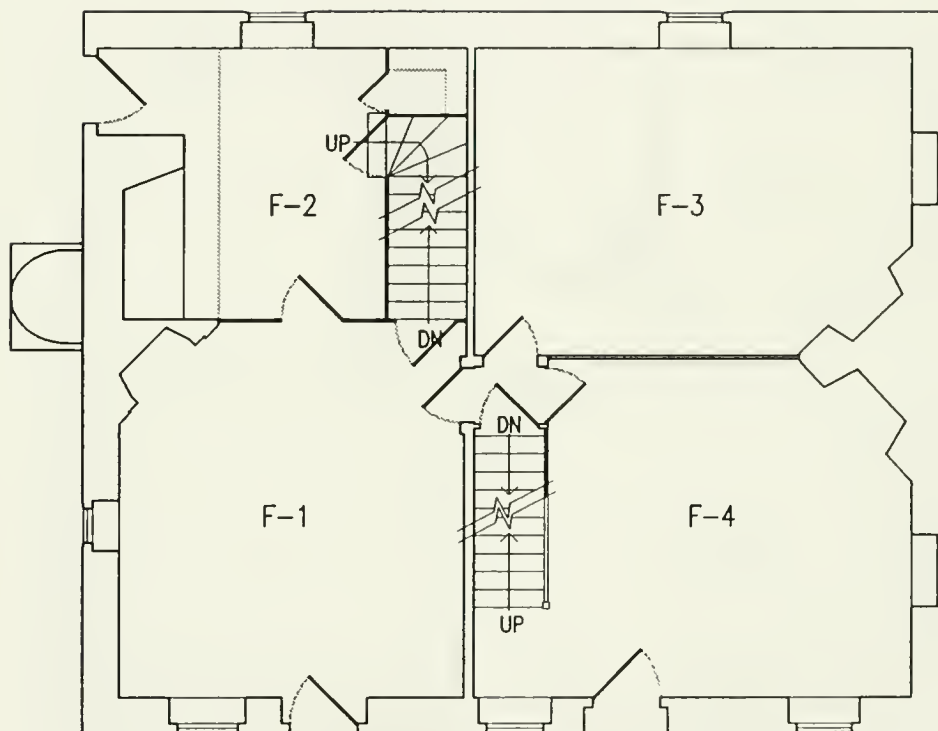


CELLAR - CONJECTURAL

FARMHOUSE - C.1807

$1/8" = 1'-0"$

Figure 27.

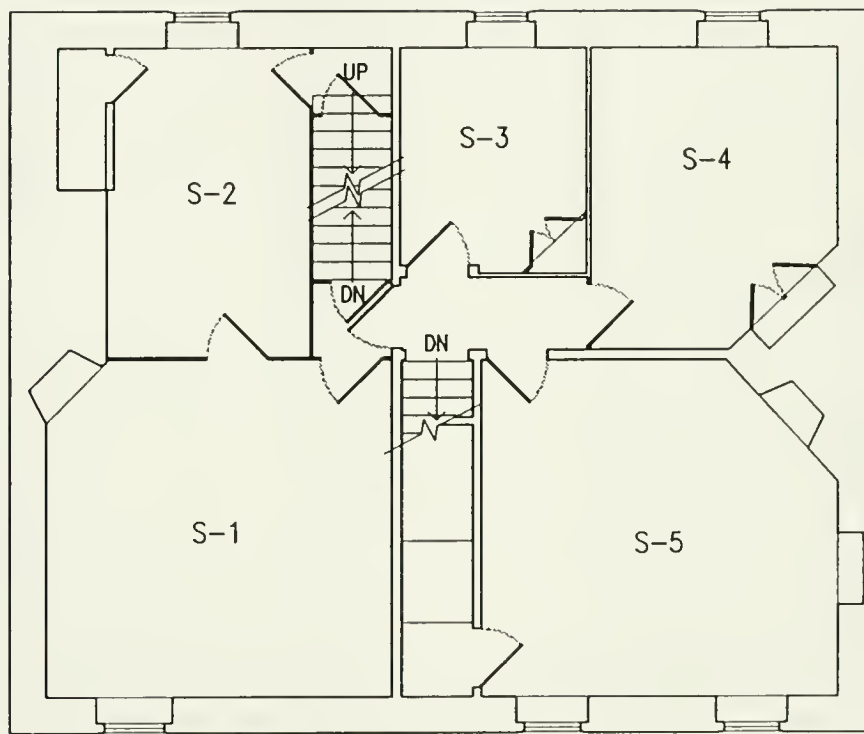


FIRST FLOOR – CONJECTURAL

FARMHOUSE – C.1807

$1/8" = 1'-0"$

Figure 28.

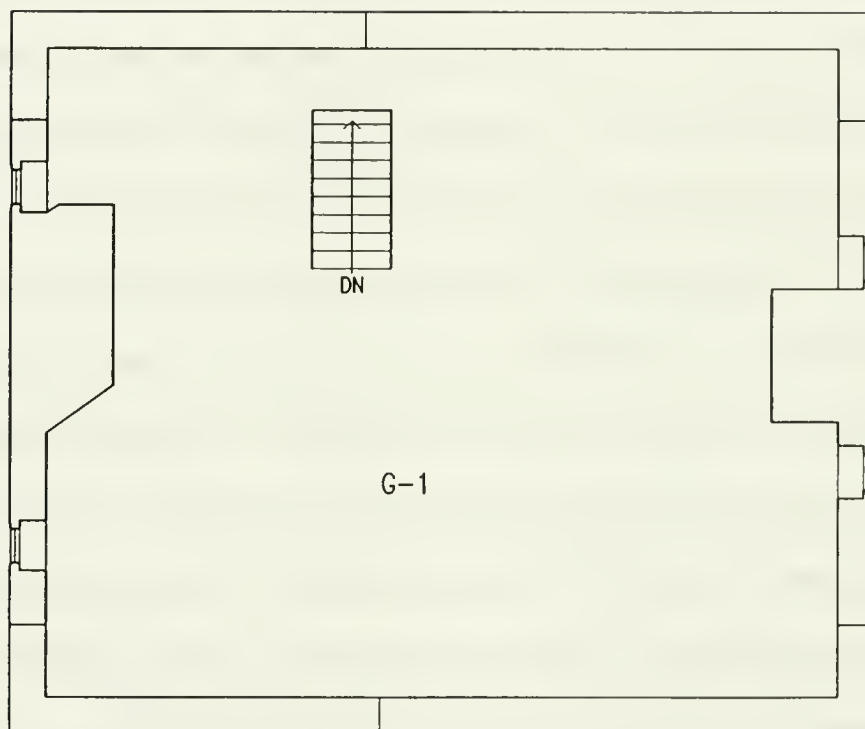


SECOND FLOOR – CONJECTURAL

FARMHOUSE – C.1807

$1/8" = 1'-0"$

Figure 29.



GARRET - CONJECTURAL

FARMHOUSE - C.1807

$1/8'' = 1'-0''$

Figure 30.

Farmhouse - Existing Conditions

According to the Park's records, recent tenants of this house include "M. Hoey" from 1949 to 1991 and "T. Daltroff" from July 1991 to December 1991. The current tenant is Lucinda Griswold who has lived in the house since January 1992. Since the 1807 addition, the house has been altered both internally and externally. (Figs. 33-40) Modern kitchen appliances have been introduced into what was once the 1770 parlor. What is there presently replaces an earlier kitchen configuration, as can be deduced from the presence of a rusting coal cooking stove beside the barn (this would have been connected to a chimney so it would not have been in the location of the present stove). A powder room was added in place of the stairs to the cellar. A modern furnace has been introduced and installed in the basement. The basement stair in the 1807 addition was replaced within the last five years.⁸⁸ The fireplace in the first floor addition back room has been sealed and the mantel has been removed. The wall between the first floor back and front rooms in the 1807 addition has been removed, creating an open floor plan. The plaster ceilings in these two rooms was also removed, exposing the rough beams that were never intended to be exposed! Upstairs, in the 1770 portion, the wall that divided the two rooms and the vestibule has been removed, thus creating one large room. The portion of the back room that is believed to have been a smoke room is now a closet. Most of the addition's second floor building fabric remains intact. There is a floor register in the hallway probably from the late 19th or early 20th Century central heating. The small room at the head of the stairs has been converted to a bathroom, although it is not known when plumbing was

⁸⁸ Conversation with Norm Glass, restoration contractor, who replaced the stair. 29 January 1998

introduced to the house.

The front facade no longer has a continuous pent roof protecting the first floor windows and doors (Fig. 33). However, the outriggers that supported the pent roof remain but have been cut flush with the stone work. Two five-foot wide pent hoods now protect only the two front doors. These are also shown in a 1967 photograph from the Park's records. Norm Glass, a restoration contractor who is also a tenant in the Park, agrees that they are probably 20-30 years old. Mr. Glass also believes that there was once a front porch during the late 19th or early 20th century because there are several indentations in the brick terrace, which suggest that porch posts once rested there. Mr. Glass also replaced the crown molding for the north and south cornices, and portions of the east barge board, based on surviving moldings which he believed were original. He rebuilt the wood shingle roof, and rebuilt both chimney tops. About 1995, a stonemason repointed the west facade and, at the tenant's request, removed the outriggers and in-filled the holes with stones and mortar, thus permanently erasing any evidence of the early pent roof. (Figs. 31 and 34) The recent repointing also erased evidence of a gable structure that covered the bake oven, the door, and a hole which was located above the bake oven and may have been used for a stove pipe.

According to Norm Glass, there was a white-washed area which showed the outline of a structure with a gable roof added at the west facade, protecting the bake oven and back door. Mr. Glass also believes that given the possible stove pipe hole, this may have been the location of the kitchen in the mid to late 19th century, at which point the bake oven would have been removed. Fortunately, Mr. Glass measured the white-washed

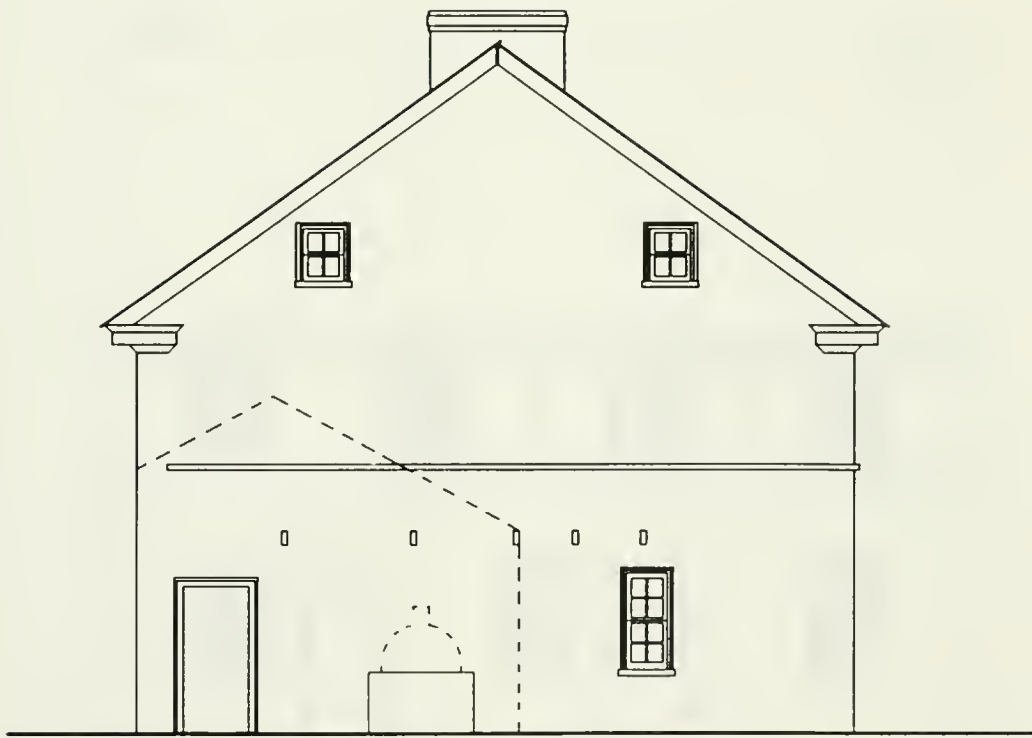
outline, the size of the outriggers, the distance between the outriggers, and the white-washed outline of the top of the bake oven which has been removed. (Fig. 32) Only the base, which was rebuilt in 1991 by the tenant at the time, T. Daltroff,⁸⁹ remains. It is likely that the structure rested on the remaining three-foot high retaining wall to the west, but it is uncertain whether it was a simple frame shed with posts or if it was an enclosed addition.

Although the removal of the outriggers and whitewash is regrettable, overall the house has been extremely well-maintained by conscientious tenants. Consequently, the house remains in sound condition.

⁸⁹ Conversation with Norm Glass, 29 January 1998.



Figure 31. Farmhouse, west elevation with stone flashing course and rebuilt base of the bake oven

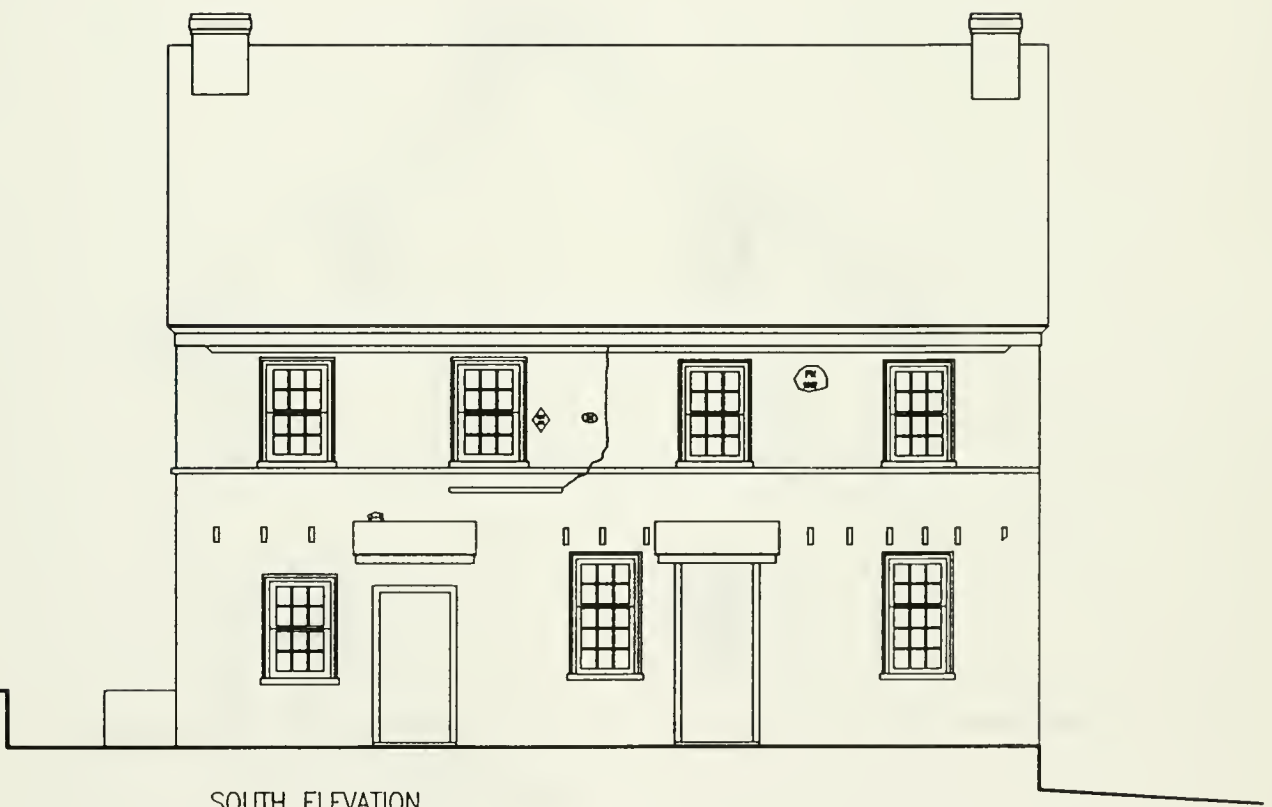


WEST ELEVATION

FARMHOUSE — c.1995

$1/8" = 1'-0"$

Figure 32.



FARMHOUSE — Existing Conditions

$1/8" = 1'-0"$

Figure 33.

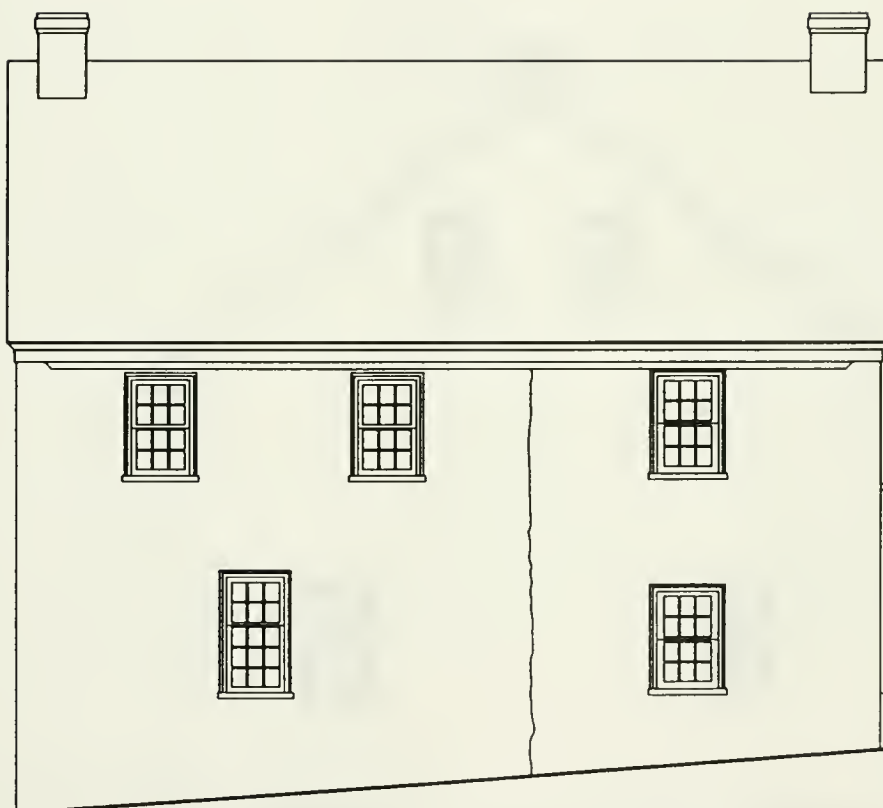


WEST ELEVATION

FARMHOUSE — Existing Conditions

$1/8" = 1'-0"$

Figure 34.



NORTH ELEVATION

FARMHOUSE — Existing Conditions

$1/8" = 1'-0"$

Figure 35.

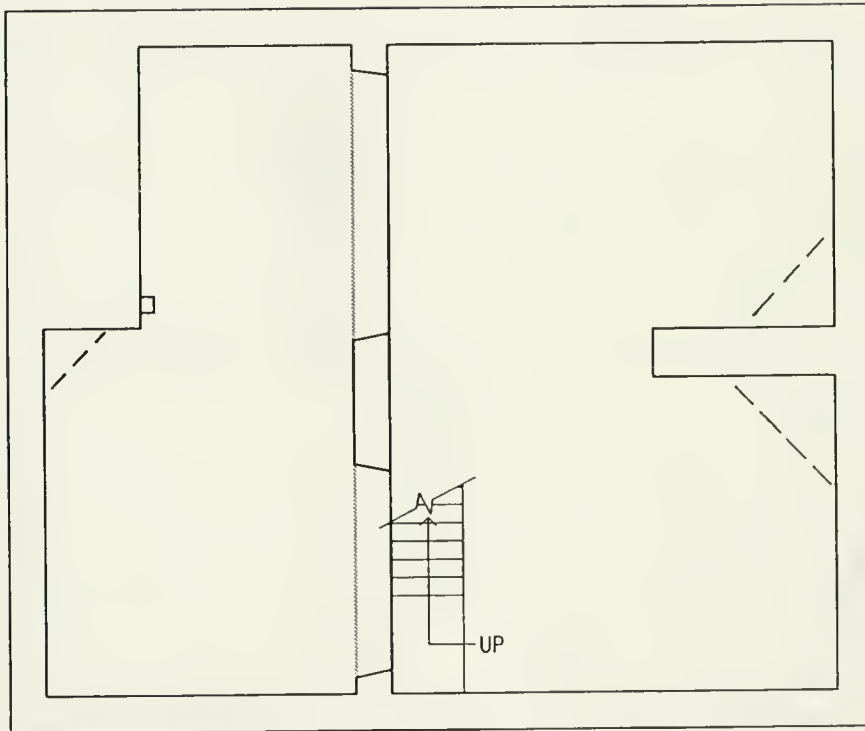


EAST ELEVATION

FARMHOUSE — Existing Conditions

$1/8" = 1'-0"$

Figure 36.

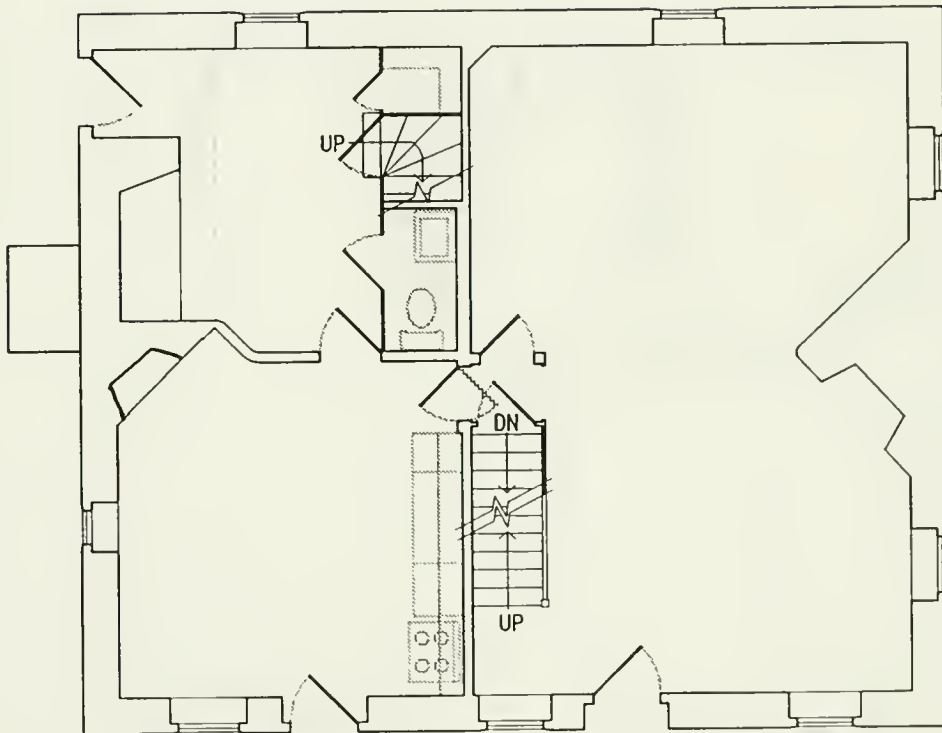


CELLAR

FARMHOUSE — Existing Conditions

$1/8" = 1'-0"$

Figure 37.

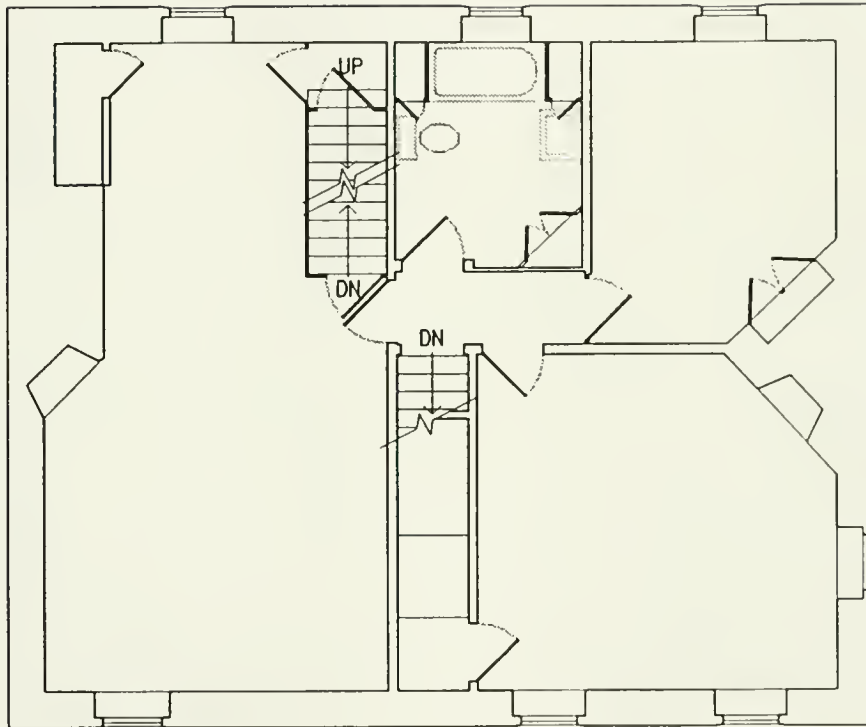


FIRST FLOOR

FARMHOUSE — Existing Conditions

$1/8" = 1'-0"$

Figure 38.

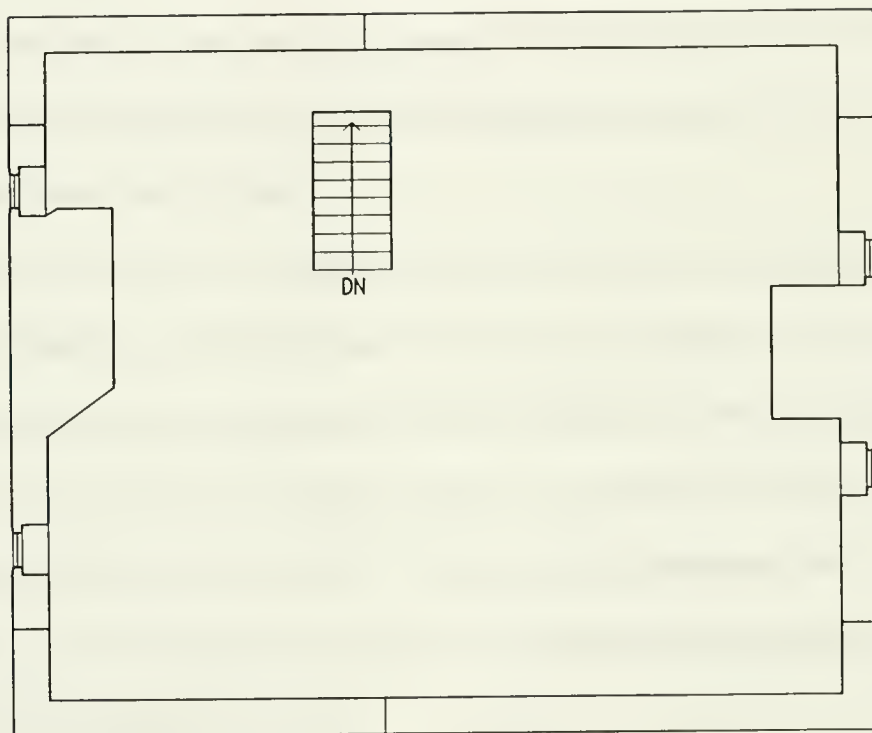


SECOND FLOOR

FARMHOUSE — Existing Conditions

$1/8" = 1'-0"$

Figure 39.



GARRET

FARMHOUSE — Existing Conditions

$1/8" = 1'-0"$

Figure 40.

THE BARN

The barn is the most prominent feature on this site. (Fig. 3) But it is not simply because of its massive size that it is worthy of study. Barns are monuments to our agrarian past and a record of our agricultural history. Since farm families spent more time outside the home than in it performing daily chores, all aspects of the farmstead must be considered in order to understand the functional relationships among the farmhouse, the barn, the springhouse, and the fields.

Given the barn's daily use throughout the year, it is centrally located within the farmstead, 125 feet from the farmhouse and 145 feet from the springhouse. Although separate from each other, the farmhouse, barn, and springhouse are "interdependent, interacting parts of a working unit, spatially arranged to maximize their functional effectiveness and that of the farm itself."⁹⁰ In order to maximize efficiency, the Pennsylvania farmer developed certain practices. The following include some of the main aspects of farmstead organization:

- "Farmsteads are usually squarish or oblong areas... [and] normally located within a few hundred yards of the roadway and connected to it by a lane."⁹¹
- "More often than not, farmhouses and barns are on the same elevation with one another and less than 50 yards apart."⁹²

⁹⁰ Joseph W. Glass, *The Pennsylvania Culture Region. A View from the Barn*, (Ann Arbor, Michigan, 1986), p. 173.

⁹¹ *Ibid.*, p. 173.

⁹² *Ibid.*, p. 173.

- “Houses were placed upwind from the odors emanating from the barn.”⁹³
- “Parallelism of the house and barn ridge lines is the most common relationship in the [Pennsylvania] culture region.”⁹⁴ For example, they usually both are facing south for warmth.
- “The forebay side of the barn is usually positioned so that it is visible from the house”⁹⁵ and has southern exposure for light and heat throughout the day.⁹⁶

The farmstead under study meets some of these features but not all. Most notably, the similarities include the house location upwind from the barn, the farmstead arranged in an oblong fashion, and the house and barn less than 50 yards apart and at the same elevation. Dissimilarities include the barn facing east, which is most likely because of the hill slope, and which accounts for the lack of parallelism between the house and barn ridge lines. Additionally the forebay is not visible from the house.

In addition to the site characteristics, the Pennsylvania barn is also based on a combination of the following features: a fully cantilevered forebay, an originally rectangular shape, an ordinary gable roof, vertically aligned siding, a banked drive-in entrance to the second level, and rear granary extensions (although they need not be present).⁹⁷

The original stone barn measures 35 feet by 47 feet. The north gable end faces the road, the west facade with the earthen ramp faces the house, the south gable end faces the

⁹³ Ibid., p. 179.

⁹⁴ Ibid., p. 173.

⁹⁵ Ibid., p. 176.

⁹⁶ Ibid., p. 104.

⁹⁷ Ibid., p. 183.

fields, and the east facade end contains the later cantilevered forebay addition. (Figs. 41-51)

Presumably the barn was built by George Bishop around 1823 because there is a date stone at the top of the north gable inscribed “G B” with the year 1823. George Bishop owned the property from 1808 to 1861, and his probate inventory included the barn contents and livestock which together were valued at \$1,068.50.⁹⁸ There is no physical or documentary evidence of an earlier barn. The 1798 Direct Tax for Edgmont Township does not list any barns in the Township, although it lists other outbuildings such as springhouses, kitchens, shops, washhouses, and smokehouses. Additionally, the 1765 Chester County Tax List recorded that Abraham Hoopes had “buildings, 3 horses, 5 cattle, and 6 sheep” and the 1774 Chester County Tax List recorded that Abraham Hoopes Jr. had a “building, 3 horses/cattle, and five sheep.”⁹⁹ It is unclear if “building(s)” referred to a house or outbuildings or both. According to Peter Kalm, a Swedish naturalist who traveled in the Delaware Valley between 1748 and 1751, “the English did not have the stables for their animals and left them in the fields during winter, as was the custom in England.”¹⁰⁰ However, the English were influenced by the Northern European German settlers who built barns for their animals, because the climate in the United States in winter is more similar to the climate in Northern Europe than to that in England, which has a temperate climate. As the market economy and technology changed farming, more

⁹⁸ George Bishop. Probate Inventory, 5 June 1861. Will Book E, p. 1, Delaware County Register of Wills. Media, Pennsylvania

⁹⁹ 1765 and 1774 Chester County Tax Lists. Chester County Historical Society. West Chester. Pennsylvania.

¹⁰⁰ Margaret Berwind Schiffer, *Survey of Chester County, Pennsylvania, Architecture*, (Exton, Pennsylvania, 1984), p. 198-199

barns were built in the 19th century. Efficiency and storage had to keep pace with demand. Thus, George Bishop, following the German cultural tradition, built a large three-level stone bank barn, a barn unique to Pennsylvania.

The bank barn has Swiss and German origins but was adopted by the English in Pennsylvania because it suited the climate and needs better than did English barns. “A bank barn is a two or three-story multipurpose barn generally sited with one wall built into a natural or man made earthen embankment.”¹⁰¹ Its design was intended to allow many different functions in a single efficient structure.¹⁰²

As noted earlier, the west side of the barn is built into a bank, thus insulating the lower part of the barn. The north gable end with the date stone faces the road. As visitors enter the property on the lane from the road, they must first pass the imposing barn. This strategic siting is known as “access ritual” whereby a visitor must pass through the livestock and agricultural environment before entering the domestic environment.¹⁰³ The visitor “was therefore forced by the householder to judge the condition and size of his prized work animals and his store of farm produce before he was greeted and welcomed into the house itself.”¹⁰⁴ Visitors to Pennsylvania in the 18th and 19th centuries were amazed by the Pennsylvania barns, comparing them to churches and palaces, and noting that they were “a sign of thriving farmers.”¹⁰⁵ Therefore, George Bishop was likely to

¹⁰¹ Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic*, (Baltimore, 1997), p. 181.

¹⁰² *Ibid.*, p. 181.

¹⁰³ Robert Blair St. George, “The Stanley-Lake Barn in Topsfield, Massachusetts. Some Comments on Agricultural Buildings in Early New England,” in *Perspectives in Vernacular Architecture*, ed. Canille Wells, (Annapolis, Maryland, 1982), p. 11

¹⁰⁴ *Ibid.*, p. 11.

¹⁰⁵ Margaret Berwind Schiffer, *Survey of Chester County, Pennsylvania Architecture*, (Exton, Pennsylvania, 1984), p. 199.

have been just as concerned with his image as he was with efficiency when he built the barn.

The barn can be accessed by the west, north, and east facades. At the west facade, an earthen ramp leads to a set of large doors at the third and highest floor level. (Figs. 43, 48 and 49) The third level plan is comprised of a central runway or threshing floor flanked on both sides by hay mows, which drop down a full story. (Fig. 47) This feature allowed the farmer to drive a wagon filled with straw or hay and unload it in the runway or threshing floor. The straw would then be threshed by hand. The grain would be placed and stored in sacks while the long straw would be dumped in the hay mows below on the second level and used later for bedding and food for the animals on the ground floor, dropped through holes in the floor of the second level. A winder staircase in a rustic vertical board enclosure provides an individual working in the barn access between the third and second levels.

Under the earthen ramp is a door leading to the second level. (Fig. 46) The door is raised almost three feet from the ground indicating that a wagon would have accessed this side to haul straw from the mows. This “arrangement minimized the amount of lifting required of farm laborers engaged in stacking the harvest that fed and bedded the animals below.”¹⁰⁶ The dropped hay mows also “enabled their builders to incorporate grain bins and threshing operations under the runway.”¹⁰⁷

¹⁰⁶ Gabrielle M. Lanier and Bernard Herman, *Everyday Architecture of the Mid-Atlantic*. (Baltimore, 1997), p. 184.

¹⁰⁷ *Ibid.*, p. 184.



Access to the ground-floor stabling area was through three arched doors along the north facade and three doors along the east facade, which open onto either feeding aisles or stalls. (Fig. 45) This first level was divided into stalls and pens for horses and cows. Some of the original dirt floors are now covered with poured concrete with troughs suggesting it was modified as farming techniques and standards changed, as for dairy farming.

Many wooden additions were added to the original stone barn, but most collapsed and were removed by the Park in 1995.¹⁰⁸ These included a covering over the bridge to the third level and two other wooden portions built into the bank on the west facade and a large multi-level wooden addition on the north facade.¹⁰⁹ The only remaining wooden additions are the cantilevered forebay on the eastern facade (Fig. 51), and a shed extension from the north end of the forebay, perpendicular to the eastern facade.

The forebay extends sixteen feet from the original stone barn and was built to create a larger storage area for hay, straw, or grain, and to provide additional protection for farm animals and equipment. Doors provide access to the second and third levels for farm machinery that threshed straw. The large forebay is supported by three conical stone columns, a “trademark of Chester County Barns.”¹¹⁰ The lime stucco finish and the conical shape of the columns are associated with Quaker farms and English building practices. The conical columns are used in the English Lake District as opposed to wooden posts, and stone cylindrical columns which are associated with Swiss building

¹⁰⁸ Files on the barn, Ridley Creek State Park office, Media, Pennsylvania

¹⁰⁹ There are photographs of these structures in the Park’s file for the barn and in Jeffrey Barr’s thesis, as noted in the bibliography.

¹¹⁰ Robert F. Enslinger, *The Pennsylvania Barn*, (Baltimore, 1992), p. 129

techniques¹¹¹ The construction of the forebay provides evidence that it was a later addition to the original stone barn. Ledger beams were installed outside the stone wall to support the inner forebay framing. In addition, the beams are circular sawn and uniform in size, suggesting late 19th or early 20th century construction. The cross-beams consist of several beams bound together rather than a single large log which was an earlier construction technique.

In order to completely understand the barn beyond its setting, construction, and relationship to other buildings in the farmstead, the meaning of its building type must be interpreted in a larger context. This barn not only reflects cultural heritage, materials, and topography, but also farming and economic changes in the region and the United States at the time of its construction and subsequent additions. “Early settlement, fertile soils, extensive network of roads, and proximity to both Philadelphia markets and adjacent Germanic regions”¹¹² as well as farm size and agricultural practices all influenced barn design and evolution.

As previously mentioned, the three-level bank barn was designed with function, practicality, efficiency, and convenience in mind. However, it also represents different approaches to farming. The mid-Atlantic region’s agricultural development occurred in three phases¹¹³ The first phase, from the 18th century to the 1830s, was a grain-based agricultural economy. The second phase, from the early 19th century to the early 20th, experienced advances in transportation and technology which changed the scale and extent

¹¹¹ Ibid., p. 129

¹¹² Ibid., p. 89

¹¹³ Gabrielle M. Lanier and Bernard Herman, *Everyday Architecture of the Mid-Atlantic*. (Baltimore, 1997), p. 178.

of farming and the size of farm buildings. Agriculture societies promoted soil conservation by using gypsum and lime and crop rotation of clover and grass to create a more fertile soil, thereby producing larger yields and more prosperous farming.¹¹⁴ The clover and grass allowed for more livestock and by 1790 replaced grain-based agriculture and “made Chester and Delaware counties the center of beef cattle grazing in America by 1820.”¹¹⁵ The third phase, from 1900 to 1940, witnessed the introduction of engine-driven trucks and tractors, electricity, large-scale poultry farming, and an increased emphasis on hygiene, especially for dairy farming.¹¹⁶ This shift in techniques and transportation was driven by the need to serve Philadelphia markets.

The period from 1790 to 1840 is known as the “golden age of Pennsylvania agriculture”¹¹⁷ when commercial farming replaced subsistence farming and required capital for machinery, supplies, and labor. This was a period of general prosperity in the United States because of a political and economic stability. Higher yields, road development new markets and technology all created a need for larger and more efficient barns. The barn also tells us about the personality of George Bishop, the man who presumably built it. While many farmers resisted the change to commercial farming because of habit and tradition, George Bishop embraced what he saw as an opportunity. He was willing to take risks and probably regarded himself as both a farmer and a businessman. While other conservative farmers lost money with subsistence farming, Bishop was able to successfully

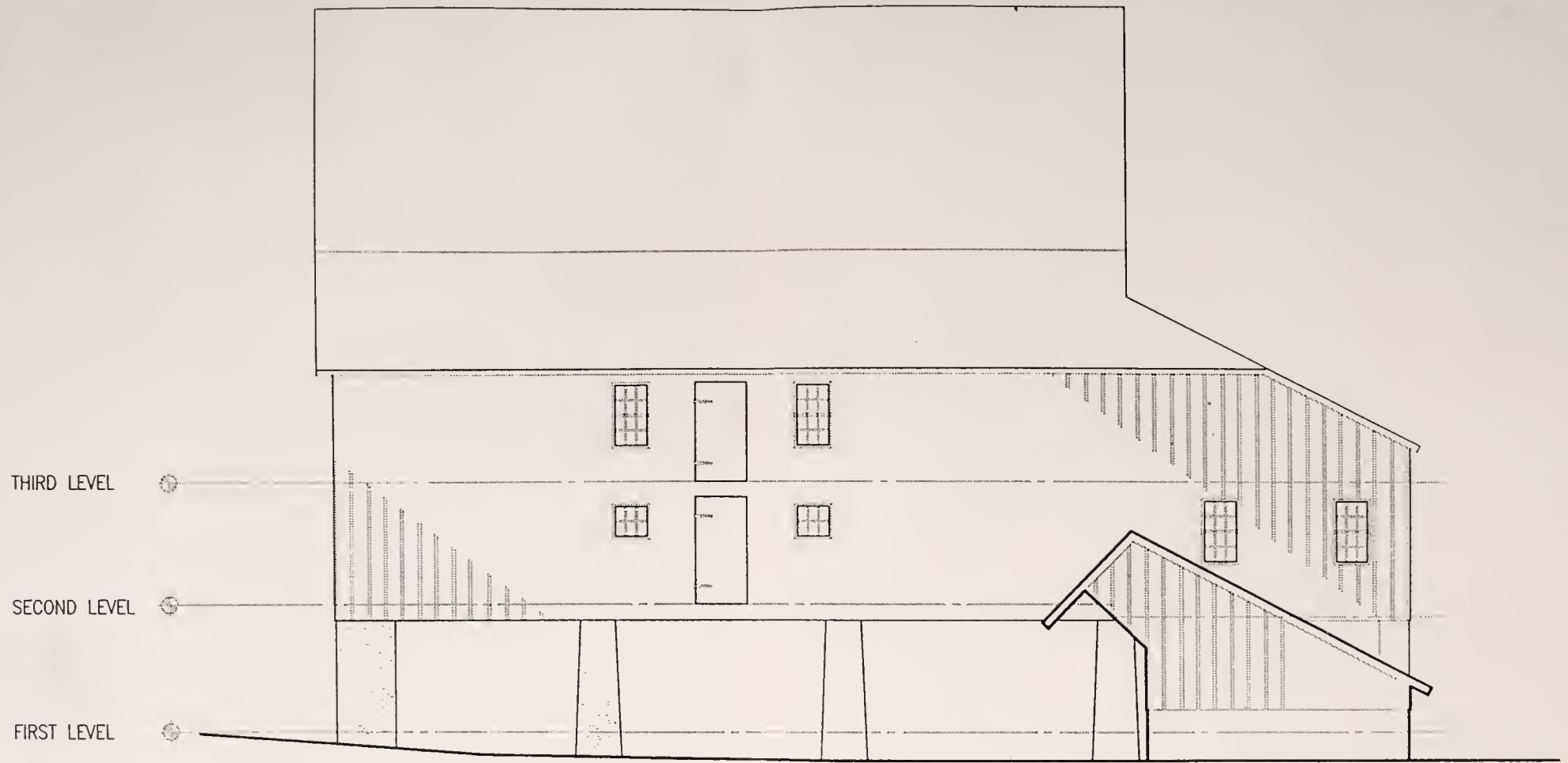
¹¹⁴ Robert F. Ensinger, *The Pennsylvania Barn*, (Baltimore, 1992), p. 108.

¹¹⁵ *Ibid.*, p. 108.

¹¹⁶ Gabrielle M. Lanier and Bernard Herman, *Everyday Architecture of the Mid-Atlantic*, (Baltimore, 1997), p. 179.

¹¹⁷ Robert F. Ensinger, *The Pennsylvania Barn*, (Baltimore, 1992), p. 108.

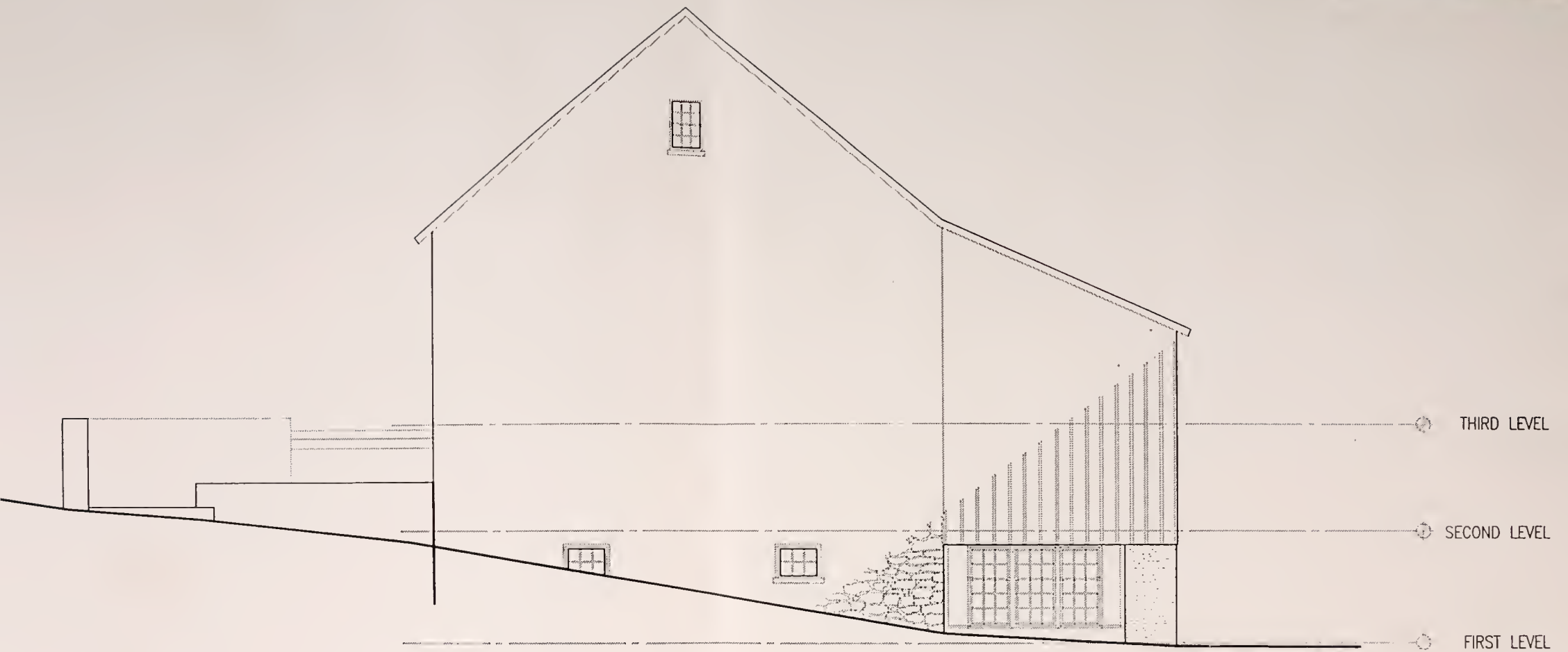
prosper. All of these factors changed the design and appearance of barns and other farm buildings



EAST ELEVATION

BARN — Existing Conditions
1/8" = 1'-0"

Figure 41.

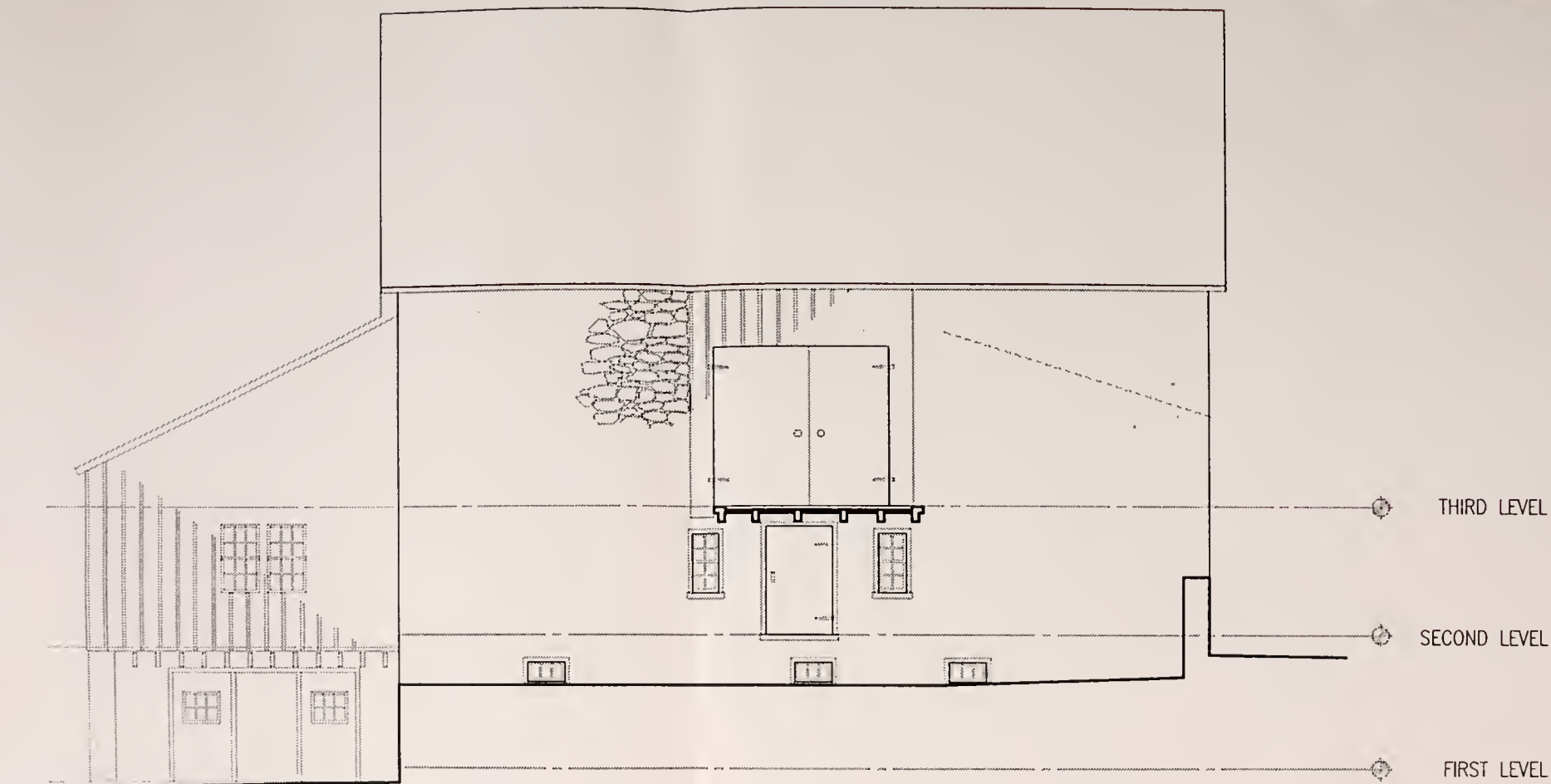


SOUTH ELEVATION

BARN — Existing Conditions

$1/8" = 1'-0"$

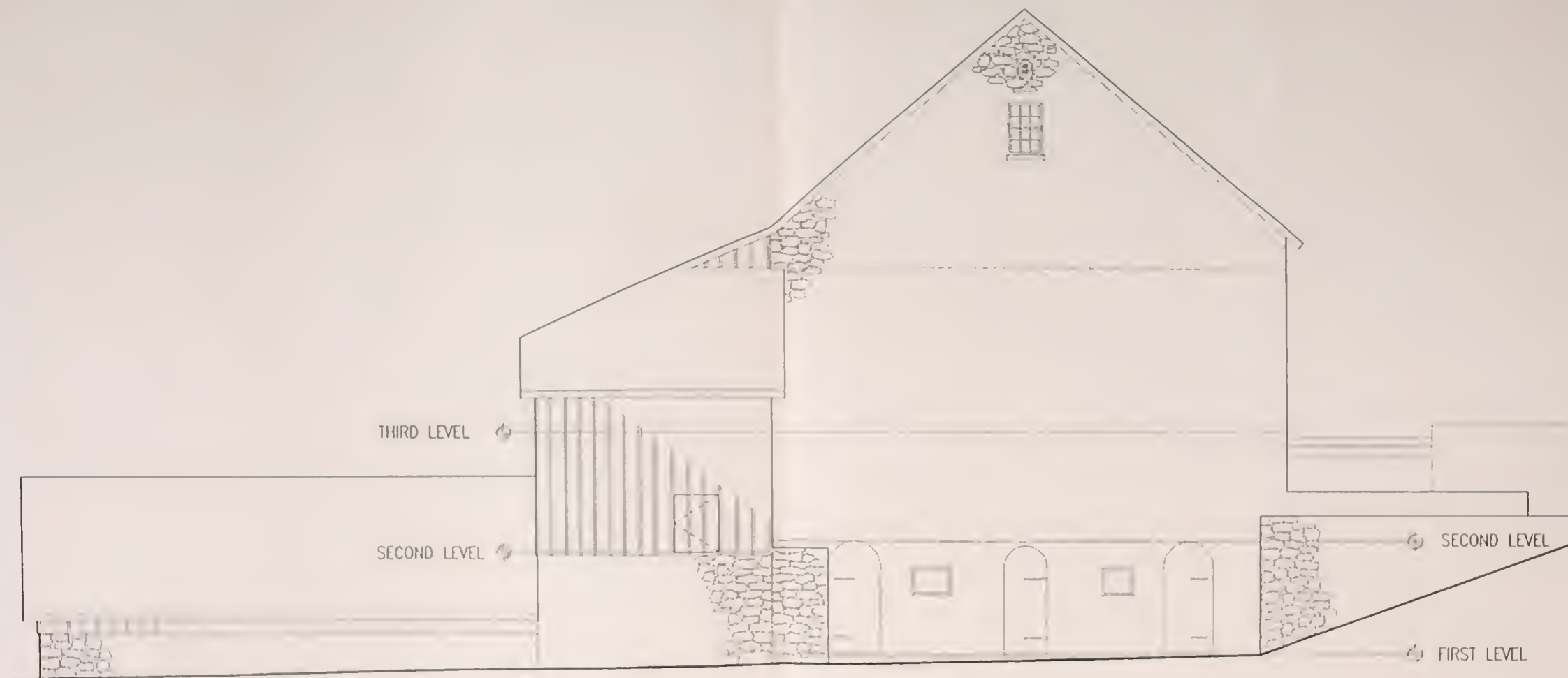
Figure 42.



WEST ELEVATION

BARN — Existing Conditions
 1/8" = 1'-0"

Figure 43.



NORTH ELEVATION

BARN — Existing Conditions

1/8" = 1'-0"

Figure 44.

Figure 45.

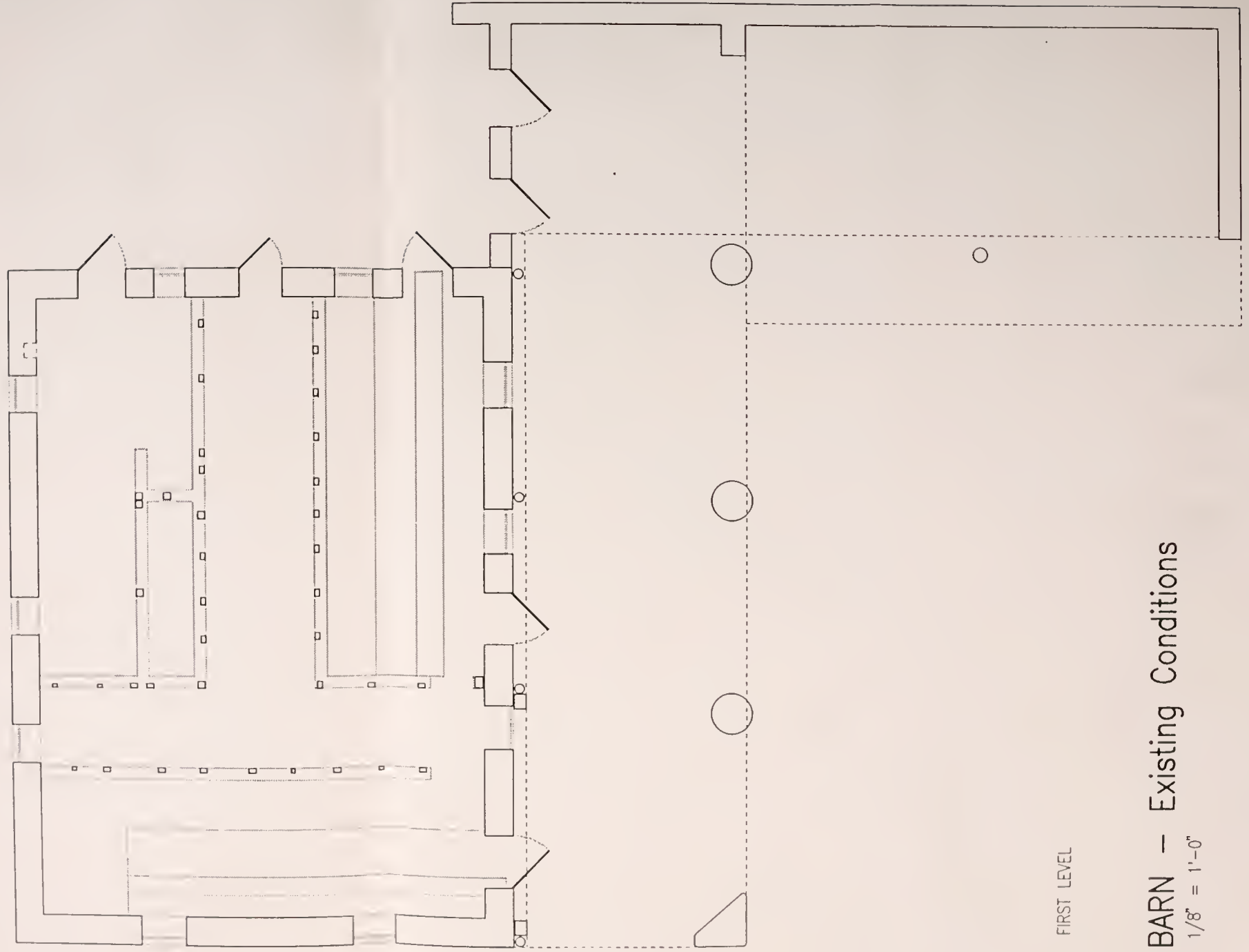
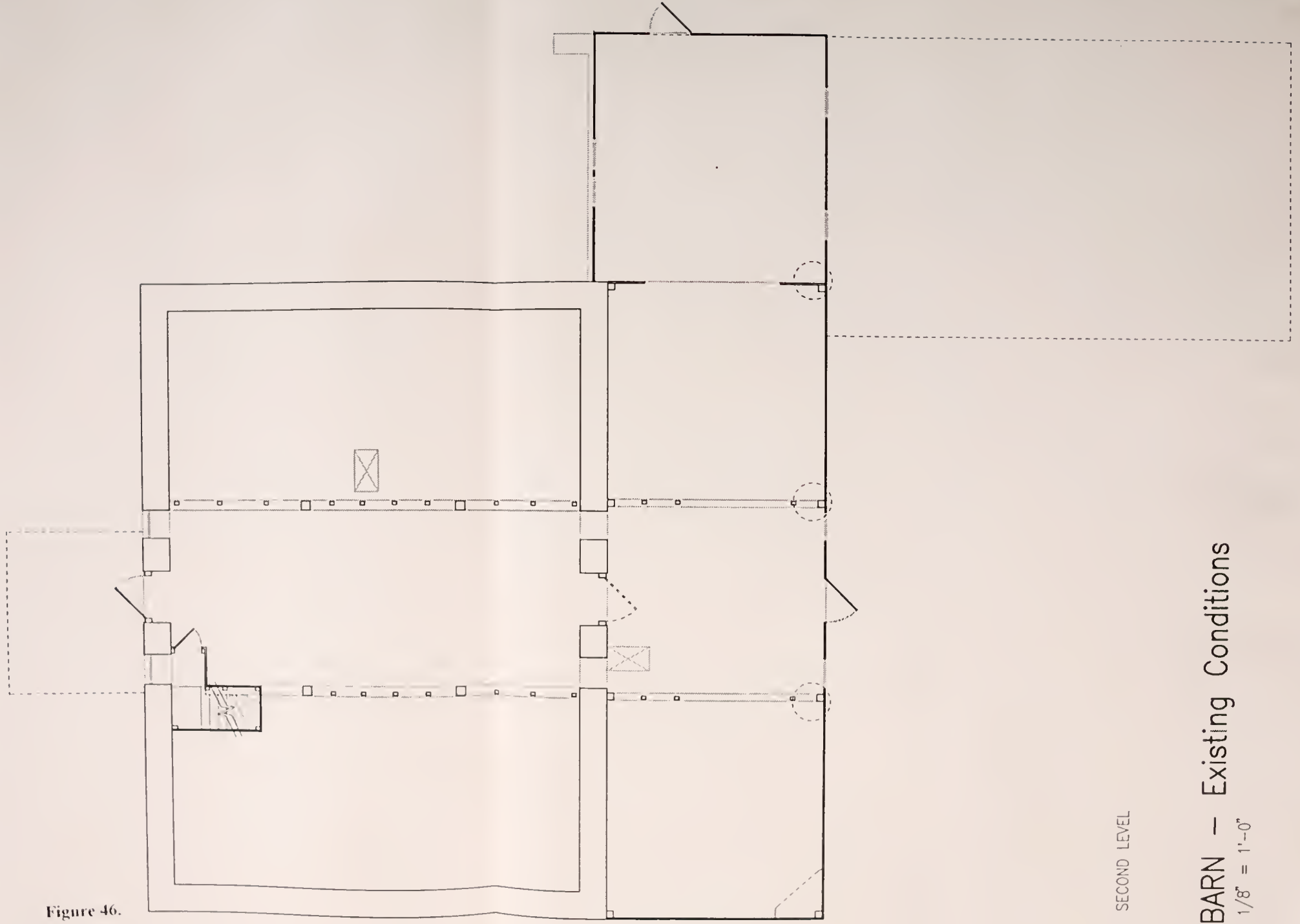


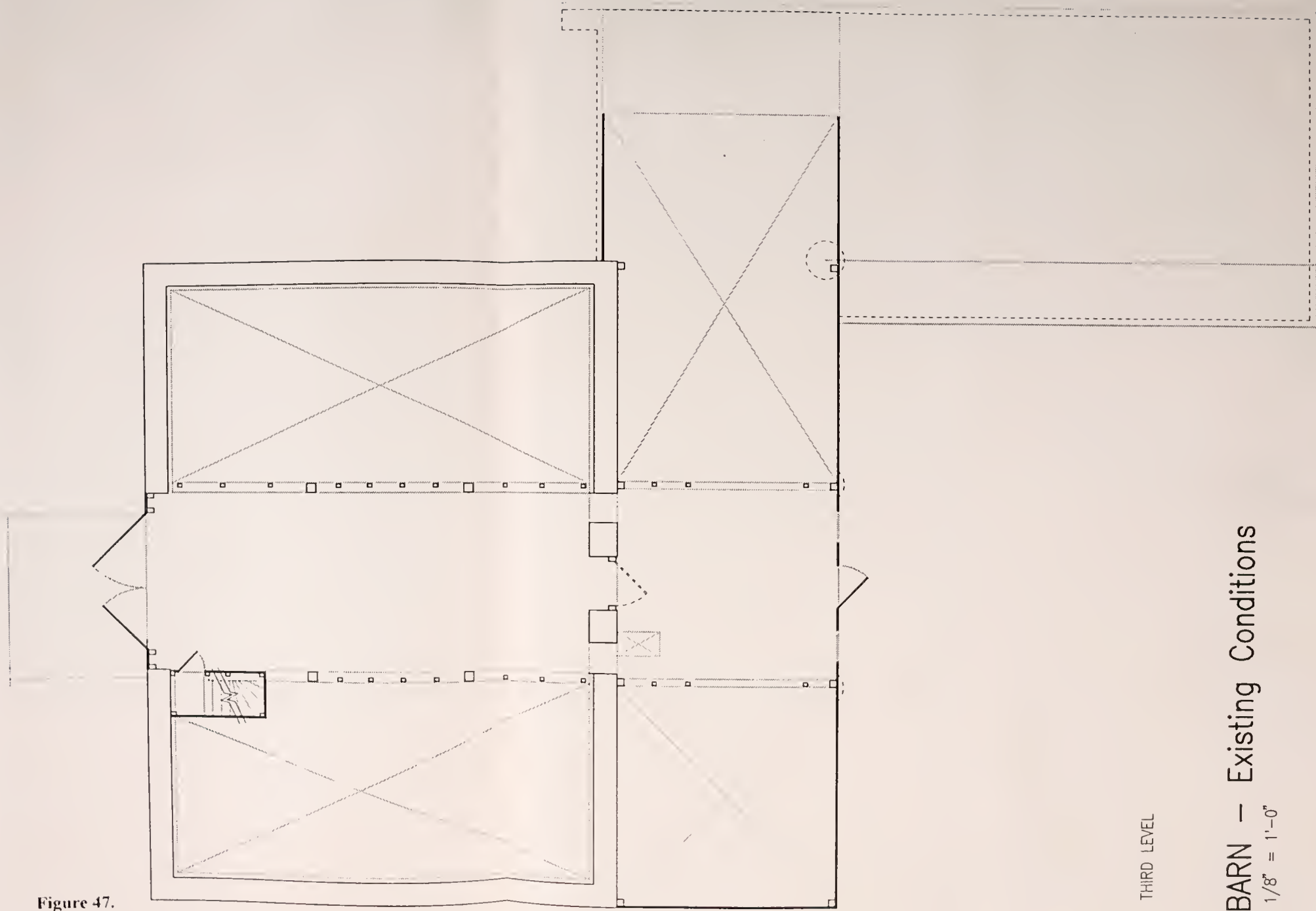
Figure 46.



SECOND LEVEL

BARN — Existing Conditions
1/8" = 1'-0"

Figure 47.



THIRD LEVEL

BARN — Existing Conditions
1/8" = 1'-0"

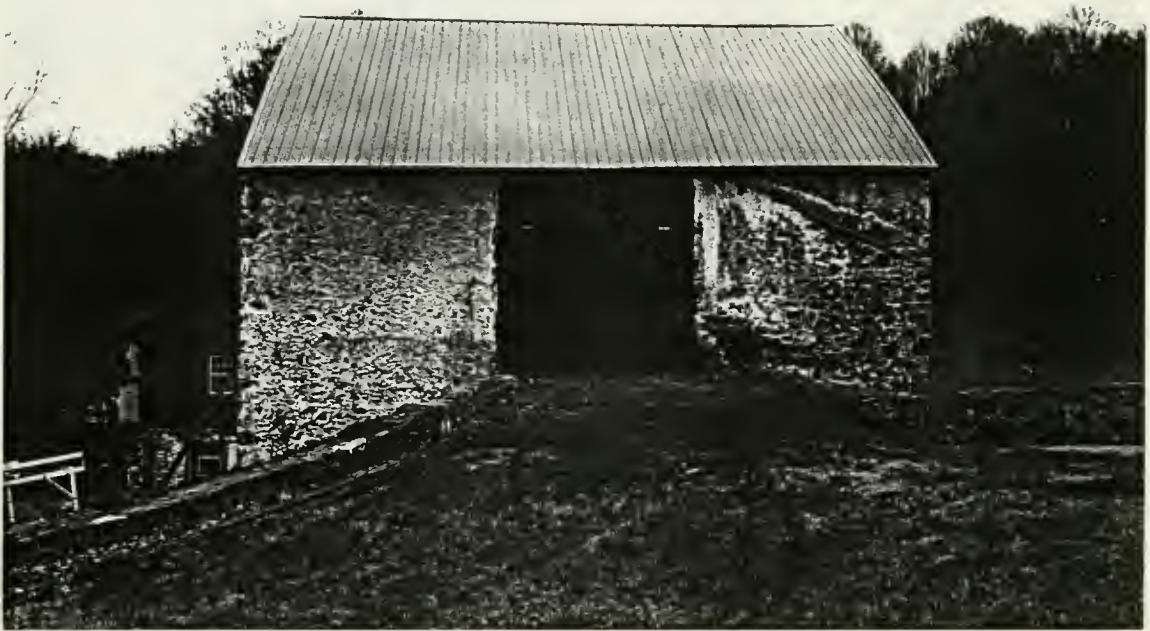


Figure 48. Barn, west facade with earthen ramp and bridge to the third level of the barn.



Figure 49. Barn, detail of earthen ramp and bridge to the third level of the barn.



Figure 50. Barn, south gable end.



Figure 51. Barn, east facade with the cantilevered forebay addition

THE SPRINGHOUSE

The springhouse is located approximately 275 feet from the farmhouse. (Fig.3) Like the barn, the gable ends of the stone structure face north and south. Its west and east sides are flanked by modern frame additions. (Fig. 6) The springhouse contains two levels, and presently serves as a residence on the upper floor (Fig. 53) with a cellar on the lower level (Fig. 52). While a two-level springhouse may seem unusual, the upper level “frequently served as living quarters for the...farmer until a larger and better house was built...[or for] the tenant farmer who worked on the farm with the owner.”¹¹⁸ George Bishop’s probate inventory also lists “articles in springhouse loft”, which were valued at \$2,¹¹⁹ suggesting that he used the upper level for storage.

The entrance to the upper level residence is presently on the south facade in the western addition (Fig. 6), and the entrance to the lower level is on the west facade. According to the National Register Nomination Form prepared by Ernest Palmer, Jr., the springhouse was converted to a house around 1948, was later destroyed by fire, and was eventually rebuilt in 1952. Charred floor joists visible in the lower level confirm the fire. Mr. George Link, the current tenant of the springhouse and the late Mrs. Link moved into the house in 1970. According to Mr. Link, the house was not in good condition, and had been neglected and abused by the previous tenant. The west addition had originally been an open porch supported on piers, which gave access to a door opening and two windows

¹¹⁸ Amos Long, Jr., *The Pennsylvania German Family Farm*, (Bremigsville, Pennsylvania, 1972), p. 109

¹¹⁹ George Bishop, Probate Inventory, 5 June 1861, Will Book E, p. 1. Delaware County Recorder of Deeds, Media, Pennsylvania.

at the exterior of the stone structure. When the building was converted to a residence, this porch was enclosed at both the upper and lower levels. During his tenure, Mr. Link has rebuilt the western porch/addition, installed a new kitchen, bathroom, closets, and built an addition onto the east side. During the extensive renovations, the entire stone structure was covered with wood paneling throughout the interior, leaving little original fabric visible on this upper level. Along the west side of the original stone structure is a door opening with a threshold and two window openings, one of which has since been converted to a cupboard. The original stone springhouse now contains a bedroom and bathroom and the east addition serves as a sitting room with several closets.

Much of the historic fabric at the lower level of the springhouse remains. The lower level has three rooms. (Fig. 52) There is a long narrow room under the enclosed porch, and from here there are doors into two rooms under the stone structure. Mr. Link added the window on the north gable end as well as an opening in the stone wall dividing the two rooms in order to increase light and ventilation. The water from the stream is diverted under the springhouse through a trough located in the larger of the two rooms. The divided room arrangement suggests that the smaller room next to the north gable end may have served as a root cellar while the larger room with the trough served as storage for perishable foods. Large square openings in the white-washed stone walls would have likely held wooden posts which supported shelves for food.

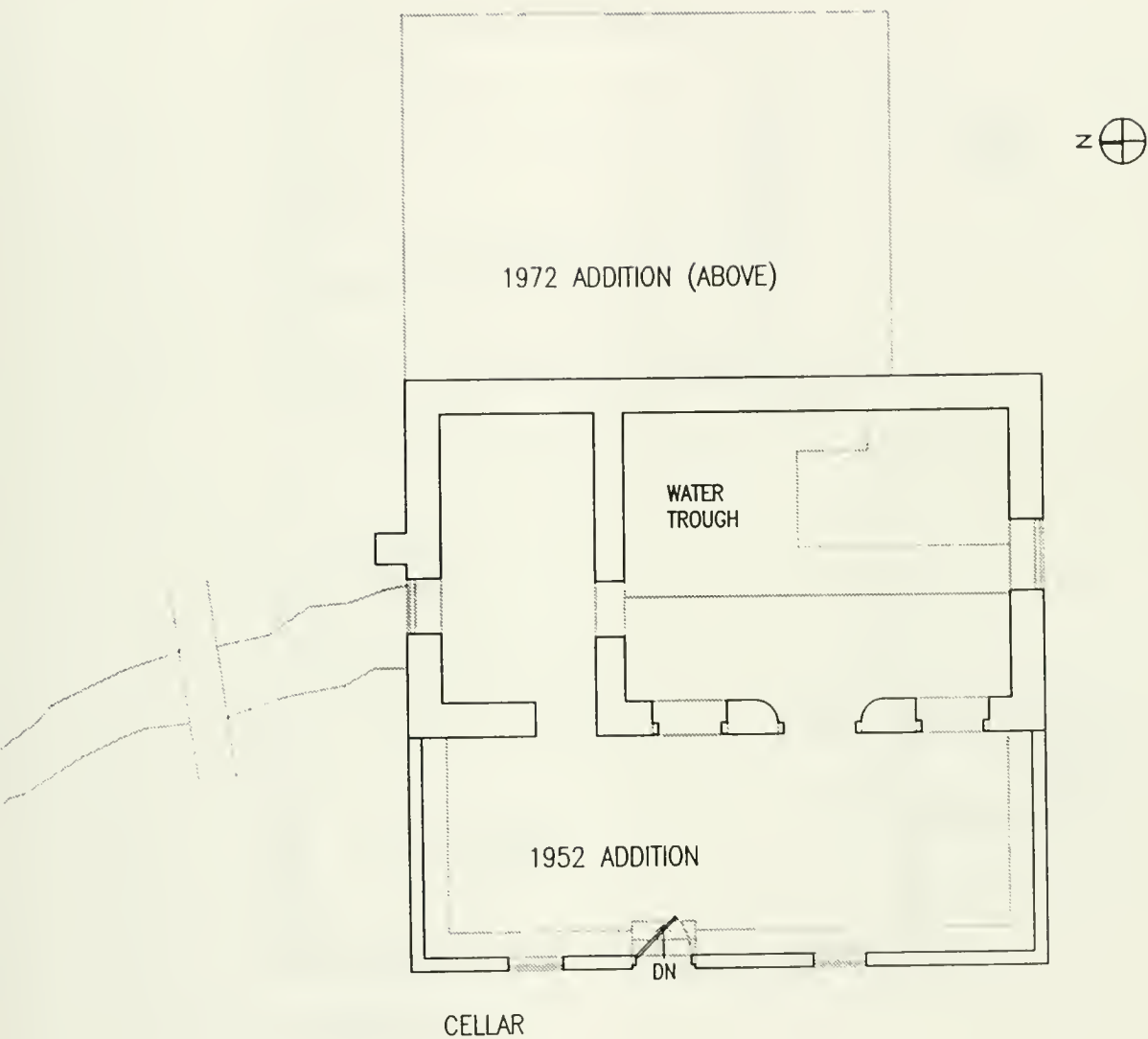
Mr. Link described two round stone-walled pump structures outside the south side of the spring house near the stream. They measured approximately six-and-a-half feet in diameter. The 18-inch thick walls rose approximately three-and-a-half feet above the

ground. Each well had two wooden beams set into the stonework parallel to each other approximately one foot apart. Mr. Link was uncertain what the precise function of these two abandoned structures was but he believes that some manual pump equipment, perhaps a water ram pump, was set on top of the beams and used to supply water to a cistern in the garret in the farmhouse. Since there is no evidence of such a water storage system in the garret, this pump most likely supplied water to the cistern located up the hill behind the farmhouse. Mr. Link filled the two structures with earth and used them as planters but eventually demolished them to below grade. The Pennsylvania Historic Resource Survey for the property describes an early refrigeration system for the farmhouse “in the form of an underground tunnel which circulated air.”¹²⁰ In *Edgmont: the Story of a Township*, Jane Carter describes a “well tunnel” on the property in which “cold air from an outside well traveled to the cellar in the farmhouse via a tunnel.”¹²¹ No evidence for such a well was found in the cellar and a well for the farmhouse was not installed until 1993. Until that time, Mr. Link had to pump water from the spring to the farmhouse using a ram pump with 70 pounds of pressure.

Despite the fire, the springhouse has remained remarkably intact, especially compared to many other outbuildings in Ridley Creek State Park which are now only ruins. The conversion of the springhouse to a residence and the consistent maintenance it receives from its current tenant is why it survives while so many others did not

¹²⁰ Pennsylvania Historic Resource Survey Form, 17 July 1986, prepared by S. Culbertson, Ridley Creek State Park office files.

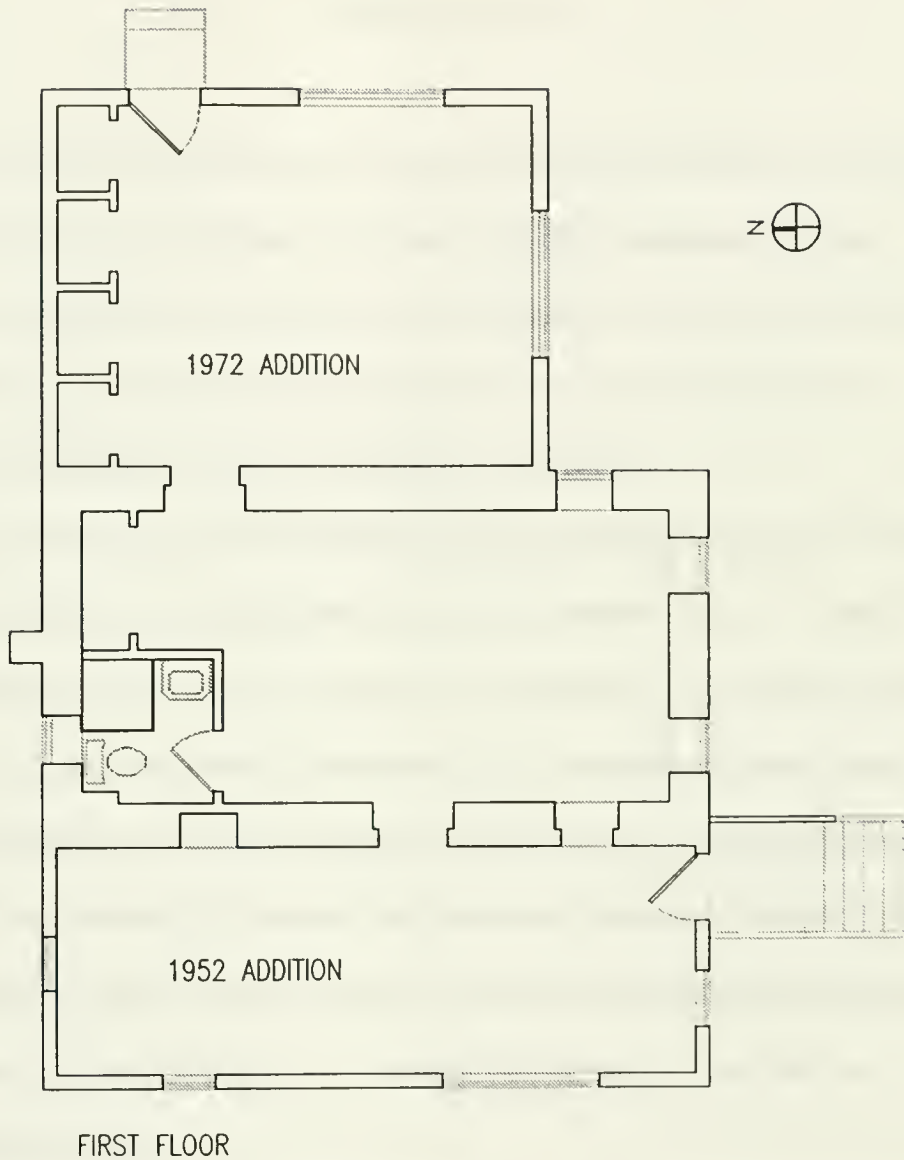
¹²¹ Jane Levis Carter, *Edgmont: the Story of a Township*, (Kennett Square, Pennsylvania, 1976), p. 43.



SPRINGHOUSE – Existing Conditions

$1/8" = 1'-0"$

Figure 52.



SPRINGHOUSE – Existing Conditions

$1/8" = 1'-0"$

Figure 53.

SIGNIFICANCE

The collection of farmhouses and outbuildings in Ridley Creek State Park are important tools for understanding early American building technology, building techniques, and materials. In addition to architecture, the collection also yields significant information about the early settlement patterns and communities in the area and agricultural traditions, processes, and technology over time.

It is critical that the State and Park management understand that these buildings are important links to the Pennsylvania cultural and agricultural heritage. These houses and outbuildings do not exist in a vacuum and as such must be recognized and managed collectively. If they are allowed to deteriorate or to be unnecessarily altered, their original meaning, significance, and history will be lost. The people who built these farmsteads “were the same people who developed the Pennsylvania Culture and lived its lifestyles.”¹²² These buildings take on added significance because their builders and inhabitants left very few written records. Therefore, the vernacular buildings are the major links to understanding the past.

Modern housing and commercial development has destroyed most of the rural landscape in Delaware County and destroyed the cultural memory along with it. It is therefore imperative that the unique collection of cultural resources in Ridley Creek State Park be properly maintained and preserved.

¹²² Joseph W. Glass, *The Pennsylvania Culture Region: A View from the Barn*, (Ann Arbor, Michigan, 1986), p.21.

THE RESIDENCE RENTAL PROGRAM

According to Jack Graham, the Superintendent of Ridley Creek State Park, the Residence Rental Program began when the State acquired the property in 1966, continuing to rent the houses as the Jeffords had. The Pennsylvania Department of Conservation and Natural Resources is responsible for managing the Park and its properties. Only two other State Parks in Pennsylvania have rental housing: Tyler State Park in Bucks County and Evansburg State Park in Montgomery County (which contains houses built in the 1950s and 1960s).

The current rental program at Ridley Creek State Park allows the public to rent the houses as family residences. The program was implemented as a cost-effective way to help maintain the buildings. Tenants are expected to undertake prescribed maintenance to properties as outlined in their occupancy agreements in exchange for rent deductions. The occupancy agreements for Ridley Creek State Park were drafted by the State and use “boiler plate” language. (Appendix G) Presently, there are 24 properties that are leased as family residences under occupancy agreements. There are also three properties under long-term lease agreements to non-profit institutions: The Pennsylvania Resources Council, the Craft Guild Foundation, and the Colonial Plantation. There are five ruins, one house “shell” known as “Roundtop,” and one uninhabitable house that could be rehabilitated, known as the “Jesse Green House.”¹²³

¹²³ These two named houses have been documented within the past five years by University of Pennsylvania students under the direction of John Milner’s “Site Analysis” class.

Monthly rents for the properties range from \$350-1,075, depending on the size of the house. In the late 1970s, the State had a realtor appraise the properties at fair market value. Each year, the rate is increased based on the Consumer Price Index. The Park prefers to use this index rather than spend the money for re-appraisals each year. The last appraisal was in 1985.

According to the official rental application (Appendix F), once an application is received by the Park, it is entered into the Park's waiting list database. When a house becomes available, the individuals on the waiting list are notified and invited to an "open house" to inspect the property. A tenant is then selected based on interest, employment, income, credit history, and references from a current landlord. Jack Graham developed this application process when he became Park Superintendent. When he first arrived, he discovered hundreds of applications in a box in the Park office. In order to organize the system, he first created a waiting list database. He then called everyone who had previously applied to find out if they still wanted to be on the waiting list. Approximately half of the applicants did not respond to his inquiry and the list was shortened. The remaining applicants were then contacted about available houses that were open for inspection. Typically, 100 notices were sent, and between four and twelve actual interested parties responded depending on the location and rental price of the property. Sometimes there were no takers and the Superintendent had to actively look for tenants.

This application process has evolved into an "unofficial" application process in order to find the best tenants for the houses. The Superintendent considers two factors.

first, the applicant must have a “genuine appreciation and love for old buildings”¹²⁴ and an understanding of the “idiosyncrasies” of old houses. According to Jack Graham, many applicants do not appreciate the realities of old buildings and are actually attracted by the *idea* of idyllic country living, which ignores the larger problems of isolation and rusticity. Second, the applicant must have the skills to repair and maintain old houses and/or the financial resources to hire qualified, professional restoration contractors. Because such repairs are expensive and qualified contractors are difficult to find, Jack Graham usually selects tenants who meet his criteria over those who do not. The waiting list and open house process are used if he does not have in mind a specific applicant who meets the requirements. The application process is not very structured and is based on the Superintendent’s judgment and discretion. Turnover rate is slow. The last time a house was available was in 1993 and many tenants have lived in the park for 15 years.

Once a tenant is selected, that individual either pays the full monthly rent or deducts the cost of pre-approved projects from the rent. Jack Graham prefers the latter because if the tenants pay full rent, that money goes into a fund that the entire State Park System uses for maintenance and programs such as camp sites, cabins, and boat docks throughout Pennsylvania. Such income benefits the State Park System, but not Ridley Creek State Park itself. The amount of money which Ridley Creek State Park receives from the State does not correlate to the amount of money the Park has raised. Therefore, in order to ensure that the houses receive the necessary maintenance and repairs, the Superintendent encourages tenants to do pre-approved projects that benefit the houses.

¹²⁴ Meeting with Jack Graham, Park Superintendent, 31 March 1998, Ridley Creek State Park. Media, Pennsylvania.

Rental agreements are one-year leases, and “continued renewal is not guaranteed, but is more or less assured if payments are made when and as due, and terms of the agreement are met.”¹²⁵ Until 1985, fire insurance was required but became too expensive for the remote houses. Tenants are not responsible for insurance, though some choose to purchase a renter’s insurance policy. Although the occupancy agreement mentions that taxes are the tenant’s responsibility, currently townships, school districts, and counties cannot tax state-owned property or land. All of the utilities are the responsibility of the tenant.

With each new or renewed lease, the Superintendent and the tenant meet to inspect the house and to create a prioritized list of work and repairs that is expected of the tenant that year. During a walk-through of the house, problems are identified by the Superintendent or are brought to his attention by the tenant. From these, priority is given to the matters which affect the structural integrity of the property. These are outlined in an addendum to the annual occupancy agreement. There are three categories of maintenance: major maintenance/renovation, annual maintenance, and occupant responsibility. (Appendix H) The major maintenance/renovation work must be pre-approved by the Superintendent and the costs can be credited towards the annual rent for the property.

Examples of major maintenance/renovation include roof repair or replacement, pointing of stonework, window repair and/or replacement, painting, and plastering. Although the Park asks for at least two bids for such work, many times the Superintendent

¹²⁵ Ridley Creek State Park Residence Rental Program Application, Park office, Media, Pennsylvania

will direct the tenant to get a bid from a particular contractor who has done satisfactory work in the past for other tenants. There is no list of approved contractors for the tenants. Nor are permits required for work done to Park houses because State-owned property is exempt from local requirements. Although the Township would like tenants to buy building permits and pay for building inspections, it has no jurisdiction over the Park houses. In order to maintain quality control for improvements, materials, and workmanship, the Superintendent alone personally checks the progress of the work.

The second area of maintenance is “annual maintenance,” which means repairs that are the responsibility of the tenant. “Annual maintenance” work does not require the pre-approval of the Superintendent. Examples of “annual maintenance” include repairing leaky faucets, cleaning furnaces and chimneys, caulking, glazing or weather stripping. Credit for “annual maintenance” is usually equal to one month’s rent. By providing an “annual maintenance” clause in the occupancy agreement, the Superintendent and other Park employees are not responsible for making the minor repairs and standard maintenance which are typical in most rental agreements.

The third area of maintenance is “occupant responsibility.” Examples include lawn and landscaping care and cleaning. No credit is given for this work. Some tenants invest so much money in the property that they are ahead in rent and can receive credit for the subsequent years. However, if they leave, the credit they have accrued cannot be refunded.

With a system such as this in place, it is easy for things to fall through the cracks when the Park Superintendent is responsible for managing the Park staff and the Park’s

2,600 acres as well. Most park managers have little to no real estate or property management experience. Ridley Creek State Park receives no additional funds for the added responsibilities associated with managing the rental program. It vies for State funds with other Parks which do not have these historic resources. Allocation of funds for capital repairs for houses such as the “Jesse Green House” and “Roundtop” is definitely warranted but in the current rental structure is unlikely.

Jack Graham has been approached by individuals who would like to rehabilitate the “Jesse Green House.” He indicated that even if an individual had the resources to undertake such a major and costly rehabilitation, he would not allow it. This is based on several reasons. First, he does not believe that there is a value to rehabilitating the “Jesse Green House” in a Park that is “full of old houses.”¹²⁶ He also indicated that the house is “not that old,”¹²⁷ although research has shown that the house was built in the early 19th century and was home to a prominent farmer and landholder.¹²⁸ Principally, however, he does not want a tenant living adjacent to the maintenance area, which is where the house is located, or near the site of a future horse concession. (The house has a large stable as an outbuilding that Jack Graham would like to be opened to serve Park visitors). Lastly, the necessary investment by a tenant to improve the house would be so great that it would require a long-term lease, and Mr. Graham does not want another long-term lease. He indicated that one of two things will happen to the “Jesse Green House:” it will either fall down or the Park will choose to remove it. However, any proposed demolition would

¹²⁶ Meeting with Jack Graham, Park Superintendent, 31 March 1998, Ridley Creek State Park, Media, Pennsylvania.

¹²⁷ Ibid.

¹²⁸ Elizabeth R. Brown et al., *The Jesse Green House*, unpublished report, 1993

have to first go through a State review process that involves many different State agencies, including the Pennsylvania Historical and Museum Commission¹²⁹

The lack of explicit rules or by-laws governing tenant maintenance also have led to regrettable alteration and “demolition by neglect.” For example, picture windows are supposedly not allowed but are present on some houses. Skylights are allowed on the back of roofs, out of sight from passerbys on the Park roads, but this is also unacceptable pursuant to the Secretary of the Interior’s Standards for Rehabilitation. One tenant remodeled a portion of the inside of his house to look like the interior of a ship. Woodwork and other interior details have been removed from some houses, such as the plaster ceiling in the Cornog’s Bottom farmhouse and a 17th century mantel from the Worrall House.

These incidents occurred in spite of the fact that the Superintendent wants the interior treated sensitively, with little to no alteration (save to kitchens and baths). There is little recourse for this sort of “updating” given the lack of clearly stated rules and guidelines. Jack Graham believes that most tenants are “reasonably appreciative” of the houses, and those tenants who removed or destroyed features of houses did not receive renewed leases. He also acknowledges that in the past, there was not much guidance for tenants regarding correct, acceptable, or preferred maintenance practices. This may have been due to a lack of knowledge or interest. He also acknowledges that more effort is needed to maintain the outbuildings because so many have deteriorated. Maintaining these outbuildings is more difficult than maintaining the houses because tenants are not

¹²⁹ Conversation with Brenda Barrett, Director, Pennsylvania Bureau for Historic Preservation, 22 April 1998.

responsible for them.

Jack Graham developed a creative solution to make the necessary repairs to the barn at “Cornog’s Bottom” that may be applied to other outbuildings at the Park. As previously mentioned in this report, many of the barn’s wooden additions were collapsing and the roof needed to be replaced. In order to save the barn from further deterioration, a group of five concerned tenants each paid a share of the cost of the repairs and new roof. The five tenants used the money applied to the barn work as credit against their annual rent. In May 1997, the Park received a preservation award from Delaware County for the work on the barn.

The current State system for leasing historic properties in Ridley Creek State Park is not working as effectively as it could be, and the houses are suffering as a result. The Superintendent, however well intentioned, does not have the training, experience, or staff to be reviewing work to houses listed on the National Register of Historic Places which must meet stricter standards. The tenants are also allowed to perform work or hire incompetent contractors to perform work that ultimately amounts to destruction of historic fabric.

RECOMMENDATIONS FOR THE RESIDENCE RENTAL PROGRAM

There are some aspects of the rental program that could be modified in order to educate the tenants and help preserve the houses. Before these issues are addressed, the State must first understand why Ridley Creek State Park's historic resources are worth preserving. As such, the first step would be to have all the houses and outbuildings thoroughly and accurately documented. The history for the "Cornog's Bottom" property in the State and National Register Forms is filled with erroneous information. The history of many other Park properties is also based on local lore. Optimally, a professionally prepared historic structures report would be undertaken for each structure, or at the very least, graduate students from the University of Delaware and the University of Pennsylvania could properly document the houses. An historic structures report should identify specific features of historical significance for each given site and these must then be made expressly inviolable and clearly stated in each lease.

All work about to be performed on these houses should be reviewed by the Pennsylvania Historic and Museum Commission staff architects to ensure that projects meet the Secretary of the Interior's Standards for Rehabilitation. According to Brenda Barrett, Director of the Pennsylvania Bureau for Historic Preservation, technically, the Pennsylvania Historical and Museum Commission should be reviewing any proposed work for the properties.¹³⁰ However, no review process has been developed for the Ridley Creek State Park properties. In such a sensitive historical environment, after-the-fact

¹³⁰ Conversation with Brenda Barrett, 22 April 1998.

penalties, such as eviction, can only be seen as too little too late. Education, guidance, and monitoring must be rigorously pursued. There can be no tolerance for interpretation on the part of tenants as to whether their “repair” needed prior approval. In short, *any* work which will impact any historic fabric must be reviewed prior to commencement. If the current leasing policy and system are allowed to continue, nothing of value will be left in the houses. This raises the more sinister question that perhaps this is what the State is hoping for so that it does not have to deal with these “burdensome” historic properties that it has no idea how to properly care for anyway!

After documenting the properties, or as part of the historic structures reports, buildings should be professionally evaluated to determine any necessary major repairs. These could then be inventoried and prioritized on a site-specific and Park-wide basis. The Park should advocate and follow the Secretary of the Interior’s Standards for Rehabilitation for house repairs and maintenance. The Park also needs to draft a set of by-laws which explicitly and clearly state what is acceptable and what is not acceptable. The Park could collaborate with the Pennsylvania Historical and Museum Commission or a local preservation organization to educate the tenants about the Park’s important historic resources and the Secretary of the Interior’s Standards for Rehabilitation. From discussions with several representatives at State agencies, it is apparent that there is a lack of cooperation and coordination between the Pennsylvania Historical and Museum Commission and the Department of Conservation and Natural Resources. This is unacceptable. The Park should also create and maintain a list of approved and experienced restoration contractors for the tenants. This would ensure proper repairs and

maintenance that are sensitive to the historic fabric. Such information could be obtained from local preservation organizations such as the Preservation Alliance for Greater Philadelphia, which already maintains such a list. The Park could also develop an educational and interpretive program for its historic resources. Jack Graham would like to hire a historian if funding permits, and to convert the oldest house in the Park and Edgmont Township, the Worrall House, into a visitor's center. This is commendable.

While Jack Graham deserves credit for keeping the Park houses standing, the extent to which the rental program relies on one role or person is a point of vulnerability. If Jack Graham's successor is less dedicated, the rental program's evolved informality could result in unchecked alterations or the deterioration of significant structures through neglect. Jack Graham has expressed concern about his successor and would like to ensure that a superintendent is selected who appreciates and understands the uniqueness and significance of Ridley Creek State Park's historic structures. In short, what should be in place is a structured system of research, analysis, monitoring, and guidance for any successor.

Since money is the major issue for preserving these resources, the Park needs to identify more funding sources. The State-owned properties are not eligible for many of the available State and Federal grants and tax credits. According to Brenda Barrett, State Parks received the largest share of "Key '93" bond money, and therefore are not eligible for Keystone Grants offered through her department. Local foundations such as the William Penn Foundation do not offer grants for house rehabilitation. Many other foundations only offer grants to non-profit institutions. The Delaware County Planning

Department's 1994 Historic Resources Survey for Edgmont Township recommended that a non-profit "friends" group for the Park should be created and work with the Department of Conservation and Natural Resources and Edgmont Township to increase the preservation, maintenance, and financial support for the Park. With a non-profit status, the group would be eligible to apply for grants and could educate State departments about the important resources and lobby for more funding.

The advantage of the leasing program is that the houses are occupied, which is preferable to vacancy. Vacancy invites problems such as vandalism, theft, and decay. The obvious disadvantages of the program, which have been previously outlined, need to be solved.

Until major issues such as these are addressed, the Park houses will continue to be suffering from "deferred maintenance" or from aggressive repairs by their tenants. While not all the houses have suffered from abuse and neglect, the State has not committed enough interest or funding to properly care for these unique and valuable cultural resources. The Delaware Planning Commission has called the collection of houses and outbuildings "unparalleled in the mid-Atlantic region."¹³¹ Until Pennsylvania Historical and Museum Commission assumes its role to review and guide work on Ridley Creek State Park houses, and until the Department of Conservation and Natural Resources and State representatives are sufficiently educated about the importance of the resources and why they are deserving of funding, the problems with many of the park houses will continue.

¹³¹ 1994 Historic Resources Survey, Edgmont Township, Delaware County, Pennsylvania, Delaware County Planning Department, Media, Pennsylvania

APPENDICES

APPENDIX A:
CHAIN OF TITLE

CHAIN OF TITLE for “CORNOG’S BOTTOM”

Ridley Creek State Park
Media, Pennsylvania

April 26, 1702 - Unrecorded Deed/Sheriff's Sale

Recitation without citation from Deed Book Z, page 370.
Chester County Recorder of Deeds
West Chester, Pennsylvania

John Hoskins, High Sherriff, [sic] County of Chester
to
John Hickins

“...did grant and convey one hundred twenty four acres of land...being part of a certain tract of land of six hundred and forty four acres which formerly belonged to one Daniel Smith late of the City of Philadelphia Distiller (Deceast) [sic]...

May 30, 1704 - Unrecorded Deed

Recitation without citation from Deed Book Z, page 370.
Chester County Recorder of Deeds
West Chester, Pennsylvania

John Hickins
to
David Evans, Carpenter

“...one hundred twenty four acres of land with the Appurtenance...”

September 4, 1712 - Unrecorded Deed

Recitation without citation from Deed Book Z, page 370
Chester County Recorder of Deeds
West Chester, Pennsylvania

David Evans
to
Nathan Evans, Millright (sic)

“...one hundred twenty four acres of land with appurtenances...”

June 1, 1722 - Unrecorded Deed

Recitation without citation from Deed Book Z, page 370.

Chester County Recorder of Deeds

West Chester, Pennsylvania

John Gregory and Mary his wife

to

Nathan Evans

“...did grant and convey certain sixty three acres of land unto Nathan Evans...lying by and adjoining the afores[aid] one hundred and twenty four acres of land in one Mefsuage (sic) and Plantation which [said] sixty three acres of land being part of a certain tract of one hundred twenty three acres of land that was confirmed by the said John Gregory...by Pattant (sic) dated the 29th day of September 1702 and Recorded at Philadelphia in the Enrollments Office in Book A. vol. 4 p. 85...

June 7 and 8, 1725 - Unrecorded Deed

Recitation without citation from Deed Book Z, page 370.

Chester County Recorder of Deeds

West Chester, Pennsylvania

Nathan Evans and Susanna his wife

to

Daniel Hoopes

“...did grant and convey the said Mefsuage (sic) Plantation and two pieces or parcels of land with the appurtenances with other lands unto Daniel Hoopes...now deceast (sic) the father of...Abraham Hoopes [Sr.]...”

December 26 and 27, 1733 - Unrecorded Deed

Recitation without citation from Deed Book Z, page 370
Chester County Recorder of Deeds
West Chester, Pennsylvania

Daniel Hoopes
to
Abraham Hoopes

“...did grant and convey all the [said] Mefsuage and Plantation of two pieces or parcels of land with the appurtenances with other land unto his son the first above named Abraham Hoopes...”

September 7, 1785

Deed Book Z, page 370.
Chester County Recorder of Deeds
West Chester, Pennsylvania

Abraham Hoopes, weaver
to
Abraham Hoopes, Jr., yoeman
485 £ Lawful currant (sic) gold and silver money

“...do grant bargain sell alien Enfeoff (sic) release and confirm unto his [said] son Abraham Hoopes all that piece or parcels of Land Mefsuage (sic) and Plantation...containing ninety seven acres...”

March 25, 1790 - Deed

Deed Book A, page 51
Delaware County Recorder of Deeds
Media, Pennsylvania

Abraham Hoopes, Jr., yoeman and Elizabeth, his wife
to
Phebe Hammil, widow
580 £ Lawful silver money of Pennsylvania

“...containing ninety seven acres ”

December 16, 1808 - Will

Will Book B, page 87
Delaware County Register of Wills
Media, Pennsylvania

Phebe Hammill
to
George Bishop (grandson)

“I give and devise to my grandson George Bishop all that Mefsuage (sic) and tract of Land with the appurtenances thereunto belonging which I bought of Abraham Hoopes lying and being in the township of Edgmont aforesaid to hold to him his heirs and assigns forever.”

June 5, 1861 - Will

August 26, 1862 - Deed

Will Book E, page 1.
Deed Book K, number 2, page 59.
Delaware County Register of Wills and Recorder of Deeds
Media, Pennsylvania

George Bishop
to
Joseph B. Taylor (nephew of George Bishop)

“... containing ninety five acres more or less...”

October 25, 1879 - Deed

Deed Book X, number 4, page 590, Tract A.
Delaware County Recorder of Deeds
Media, Pennsylvania

Joseph B Taylor and Maggie (wife)
to
David H Stiteler
\$20,000

“... containing ninety seven acres ... more or less...”

March 1, 1881 - Deed

Deed Book A, number 5, page 466.
Delaware County Recorder of Deeds
Media, Pennsylvania

David H. Stiteler, Blacksmith, and Rebecca A. (wife)
to
William H. James
\$6,000

“...containing one hundred acres be the same more or less...”

February 28, 1901 - Deed

Deed Book F, number 10, page 242.
Delaware County Recorder of Deeds
Media, Pennsylvania

William H. James
to
Henry M. Phillips, Jr.
\$4,500

“...containing ninety acres, be the same more or less...”

March 30, 1912 - Deed

Deed Book 345, page 586.
Delaware County Recorder of Deeds
Media, Pennsylvania

Henry M. Phillips, Jr
to
Samuel D. Riddle, Elizabeth Dobson Riddle (his wife), and Sarah Dobson Fiske (his niece)
\$1.00

“...containing ninety acres, be the same more or less...”

December 23, 1942 - Deed

Deed Book 1189, page 596.
Delaware County Recorder of Deeds
Media, Pennsylvania

Samuel D. Riddle
to
Walter M. Jeffords
\$1.00

“...containing ninety acres, be the same more or less . . .”

July 28, 1966 - Eminent Domain Action/Condemnation

Deed Book 2260, page 114, parcel 12.
Delaware County Recorder of Deeds
Media, Pennsylvania

The Dobson Foundation, Inc. and Fidelity-Philadelphia Trust Company and Walter M.
Jeffords, Jr., Executors and Trustees (Walter M. Jeffords, Sr., Estate), Walter M. Jeffords,
III, et al
to
Commonwealth of Pennsylvania

“...containing ninety acres, be the same more or less...”

APPENDIX B:
PROBATE INVENTORIES

An inventory of the goods and chattle and rights which ware (sic) of Phebe Hammel Late of the Township (sic) of Edgmont in the County of Deleware (sic) [Deceased] Viz

	\$	cts
To Purse & Apparrell (sic)	125	
To Bonds & Notes	316	67
To Interest due	24	16
To a Legacy due from Elizabeth Pritchett estate (sic)	800	00
To a Large Bible	10	00
To a Silver watch	20	00
To a feather (sic) Bed & Bedding (sic)	30	
To a case (sic) of Drawers	5	
To fire shovel & Tonges (sic)		50
	1331	33

Taken by us the Subscribers this sixteenth Day of December 1808

Thomas Bishop
Jonathan Howard

December 16, 1808
[illegible signature]

Caleb Yarnell and Isaac Green being affirmed according to law, say that they well and truly and without prejudice or partiality value and appraise the Goods and Chattels of George Bishop late of the Township of Edgmont in the County aforesaid, deceased, and in all respects perform their duty as Appraisers to the best of their skill and judgment.

Affirmed and subscribed before me this fifth day of June 1861 Thomas Forsythe, Register.

Inventory and Appraisement of the Goods and Chattels aforesaid,

Cash	6980	49 1/2
WC & Philad[elphia]R.R. Bond	300	00
WC & Philad[elphia]40 shares of stock	200	00
[illegible] Hall association 2 shares	2	00
Del. Mutual Safety Insurance Company 8 shares	80	00
Charter House association 4 shares	48	00
Union Library 1 share	1	00
Judgment Jacob & A. P. Smedley	1000	00
Interest	130	62 1/2
[Judgment] Jeremiah Bishop	1000	00
Interest	12	50
[Judgment] Eli Yarnell	2700	00
Interest	312	75
Mortgage - John C. Beatty Trustee	2000	00
Interest	504	66
[Mortgage] - Robert Davis	3500	00
Interest	34	50

[Mortgage] - Joseph Haycock	3000	00
Interest	45	00
Note - James Howard	300	00
Interest	3	25
[Note] - Joseph Courtney	200	00
Interest	1	15
Carried over	22355	93
Amount Brought over	22355	93
Note - John Taylor	235	00
Interest	29	83
Note - George Duron	5	00
Household Goods		
Garrett (sic) - contents	15	00
2 nd Story Rooms No. 1 contents	12	00
.....No. 2 contents	25	00
.....No. 3 contents	8	00
.....No. 4 contents	48	00
.....No. 5 contents	8	00
.....Wearing apparel	45	00
.....[illegible] Watch	5	00
Basement		
.....Back Room	30	00
.....Front Room	22	00

.....Clock	20	00
.....Sitting Room	12	00
.....Kitchen and appurtenances	10	00
Cellar		
Meat	10	00
Vinegar	2	00
Contents of Cellar	5	00
Barn		
Hay	128	00
Straw	5	00
Contents of Barn floors	53	00
articles in Barn Yard	6	00
Tools in entry & Harness	7	00
2 horse farm Wagon	10	00
New horse Cart	25	00
Ox Cart	25	00
Cart Grass	2	00
Grain		
.. Oats	30	00
.. Corn	45	00
.. Carriage	20	00
.. [illegible]	<u>20</u>	<u>00</u>
Carried over	\$23278	76

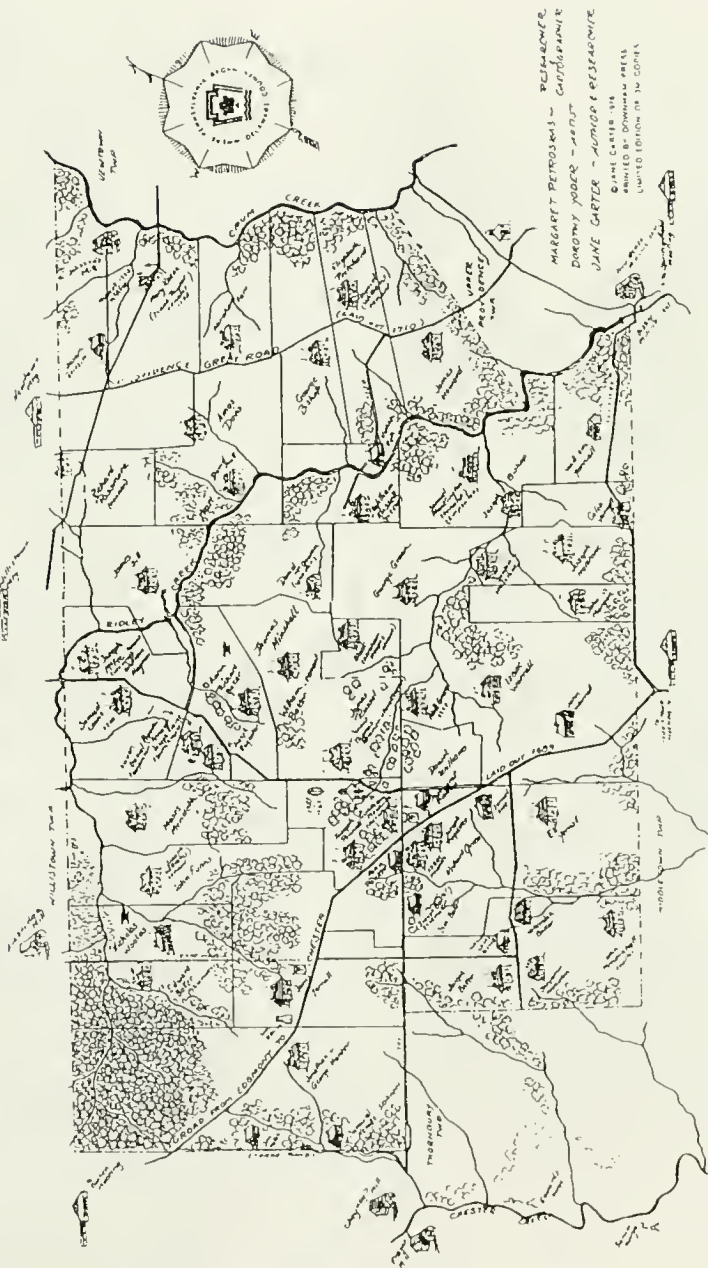
Brought over	\$23278	76
Mowing Machine	60	00
[illegible] rake	--	
Lot of Grain	7	00
Wheat	10	00
Corn Sheller	5	00
[illegible] Machine	1	50
Sundries in Carriage House	8	00
Corn in Crib	50	00
6 Ploughs (sic)	10	00
articles in Spring house loft	2	00
Horse [illegible]	10	00
Grind Stone	--	
Harrow	3	00
Stock		
Hog	8	00
Fat Cow	45	00
Pale Red Cow	35	00
4 Steers	140	00
Bay Mare	50	00
Young Mare	90	00
Brown Mare	90	00

2 Cows	50	00
Bull	<u>18</u>	<u>00</u>
Whole Amount	23977	26

Caleb Yarnell & Isaac Green

APPENDIX C:
MAPS

circa 1776-1798
(based on oral/old records)

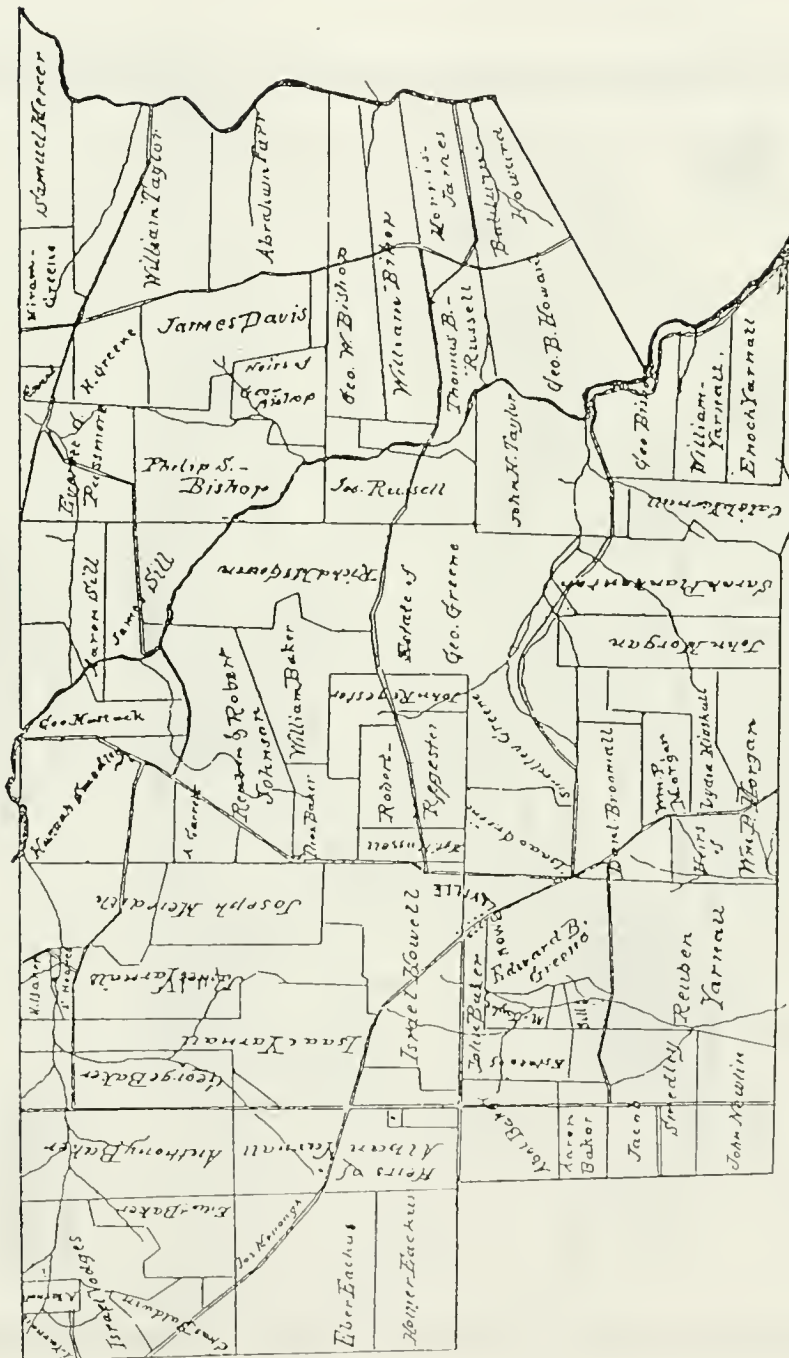


LEGEND -

- [illegible]

Scale 1 - 100 PERCENTS

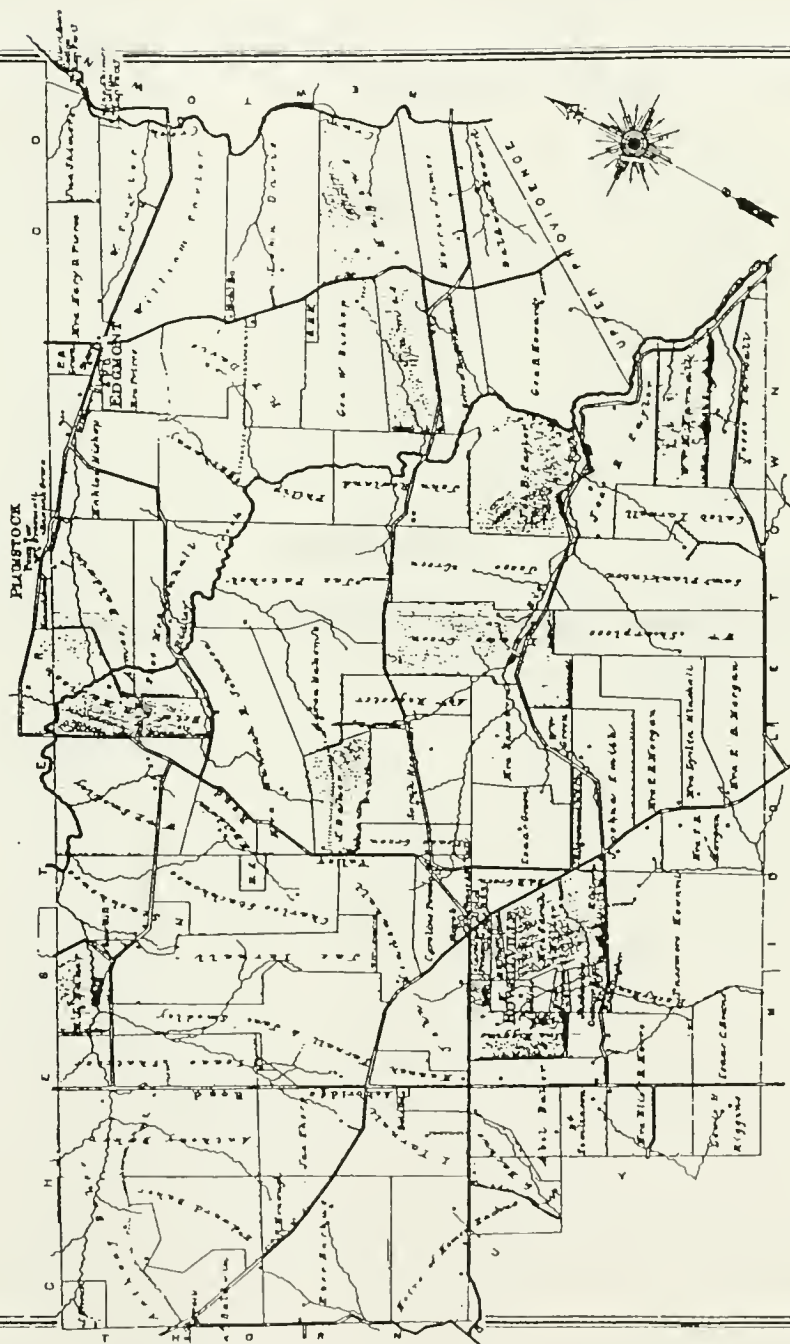
May our Father so
kindly bless
your pattern



EDGMONT TOWNSHIP.

FROM ASH'S MAP OF DELAWARE COUNTY, 1848.

Actual size copy of a page from the
H.W. OLM, BROS. & CO
DELAWARE COUNTY ATLAS
Prepared by the Del. Co. Hist. Society

Scale: $2\frac{1}{2}$ inches per mile.

37

APPENDIX D:
NATIONAL REGISTER OF HISTORIC PLACES NOMINATION FORM

DATA SHEET

FOR NPS USE ONLY

RECEIVED AUG 18 1976

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC ☒ Ridley Creek State Park

AND/OR COMMON

"Jefford's Estate"

2 LOCATION

in the middle of the line. PA 3 and PA 312

STREET & NUMBER Sycamore Mills Road, E'gemont Township, the Southeastern corner
extending into Middletown and Upper Providence Townships

CITY/TOWN

CONGRESSIONAL DISTRICT

Media

VICINITY OF

5

STATE

CODE

COUNTY

CODE

Pennsylvania

12

Delaware

045

3 CLASSIFICATION

The Park Office building and Park lands are open to the public
Thirty of the houses are under private lease and occupied as
dwellings.

CATEGORY

☒ DISTRICT

☐ BUILDING(S)

☐ STRUCTURE

☐ SITE

☐ OBJECT

OWNERSHIP

☒ PUBLIC

☐ PRIVATE

☐ BOTH

☐ PUBLIC ACQUISITION

☐ IN PROCESS

☐ BEING CONSIDERED

STATUS

☒ OCCUPIED

☐ UNOCCUPIED

☐ WORK IN PROGRESS

☐ ACCESSIBLE

☒ YES RESTRICTED

☐ YES UNRESTRICTED

☐ NO

PRESENT USE

☐ AGRICULTURE

☐ COMMERCIAL

☐ EDUCATIONAL

☐ ENTERTAINMENT

☐ GOVERNMENT

☐ INDUSTRIAL

☐ MILITARY

☐ MUSEUM

☒ PARK

☒ PRIVATE RESIDENCE

☐ RELIGIOUS

☐ SCIENTIFIC

☐ TRANSPORTATION

☐ OTHER

4 OWNER OF PROPERTY

NAME Bureau of State Parks, Department of Environmental Resources,
Commonwealth of Pennsylvania

STREET & NUMBER

Ridley Creek State Park, Sycamore Mills Road

CITY/TOWN

Media

VICINITY OF

STATE

Pennsylvania

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE

REGISTRY OF DEEDS, ETC.

Court House,

STREET & NUMBER

Front & South Avenue

CITY/TOWN

Media

STATE

Pennsylvania

6 REPRESENTATION IN EXISTING SURVEYS

FILE

"Pennsylvania Register of Historic Sites & Landmarks"

DATE

1975

FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITION FOR

SURVEY RECORDS

Pennsylvania Historic & Museum Commission

CITY/TOWN

Harrisburg

STATE

Pennsylvania

DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input checked="" type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Prior to 1912 the area now encompassed by Ridley Creek State Park consisted of 25 individual farm complexes. Then one by one, the farms were brought under the ownership of Walter & Sarah Jeffords to form an estate of over 2000 acres. In 1966, the Pennsylvania Department of Forests & Waters (now the Bureau of State Parks), using Project 70 funds, acquired the Jeffords estate plus several tracts to form the 2489.3 acre district.

This rural farm district with its associated roads and small industry still intact is undisturbed by modern development. The only intrusions in the district are a series of new roads, parking lots and rest rooms constructed since its acquisition by the Bureau of State Parks.

The farms made up of many buildings are representative of 4 centuries of architectural styles. The progression of architectural styles, Colonial, Georgian, Federal, Victorian, etc., runs from the 1683 Worrall House to English Manor House of the Jeffords and the Brognard Okie alterations of Clonmel Farm. Some of the houses also have fine original interiors.

The inventory which follows list all of the buildings located within the district. These have been keyed to the numbered farm complexes and individual building numbers on the associated map. Complexes are listed geographically beginning at the park entrance on West Chester Pike.

1. Bishop's Mill Historical Institute Complex:
 - House-025** (Headquarters of the Bishop's Mill Historical Institute, Sandy Flash Drive North): circa late 19th century, stucco & frame, 2 stories with basement; Sol Feinstone Library (Research Center of Bishop's Mill Historical Institute)-026, frame, 2 stories; Barn-027, frame, 2 stories, workshop of Bishop's Mill Historical Institute.
 - Intrusion-Rest Room #1-090 (Sandy Flash Drive North): stone, 1 story, constructed 1969/70.
 - Intrusion-Rest Room #2-091 (Sandy Flash Drive North): stone, 1 story, constructed 1969/70.
 - Intrusion-Rest Room #3-092 (Sandy Flash Drive North): stone, 1 story, constructed 1969/70.
 - Intrusion-Rest Room #4-093 (Sandy Flash Drive North): stone, 1 story, constructed 1969/70.

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Description: (Continued)

• 2. Lower Rawle Farm:

House-085** (3900 Sandy Flash Drive North): circa 1710-15, Georgian, stone, 2½ stories; (restoration in process); Springhouse-086, stone covered with white-washed stucco, 1 story with loft, (restoration-1975); Stone cabin-087, 2 stories; Wagon barn-088, stone covered with white-washed stucco, 1 story with loft, (restoration-1976); Barn-089, stone, 2 stories, reconstructed 1951/52 after fire; Ruin, former ice-house-089A; Ruin-shed-089B.

Intrusion-Rest Room #5-095 (Sandy Flash Drive North): stone, 1 story, constructed 1969/70.

Intrusion -Rest Room #6-096 (Sandy Flash Drive North): stone, 1 story, constructed 1969/70.

The Lower Rawle farmhouse is a superb specimen of 18th century domestic architecture. Built in three sections, c. 1715, 1750, c. 1770, the house is virtually unchanged. The interior contains almost all of its original wood-work.

• 3. Jefford's Estate:

Mansion-070 (Office of Ridley Creek State Park, Sandy Flash Drive South): circa early 20th century, Medieval English Manor House built around early Georgian farmhouse. This sprawling two and three story mansion with cut limestone trim, with overhanging balconies and leaded glass casement windows in bronze frames offers contrast to the functional types of farmhouses in the district. There is a great open winding stairway with landings completely surrounded by cut stone. The ballroom, at the west end, 30' x 120', has an oak floor and window trim, the ceiling, 11'6" high, is hand molded plaster with three dimensional relief design. In the core of this mansion, constructed of highest specification materials can be seen evidence of the original early farmhouse. Two fireplaces downstairs and two upstairs are in the original section. Closet doors have wooden latches and one is topped with an open wood grill or lattice work to allow for ventilation of the closet. Ruins-Barn-070A, old stone walls not part of terraced gardens; Took shed-071, stone, 1 story; Springhouse-075, stone 1½ stories; Greenhouse-077; Pump-house-078; Handicap shelter-072.

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Description: (Continued)

3. Jefford's Estate: (Continued)

Intrusion-Rest Room #7-073 (near Mansion, off Sandy Flash Drive South): stone, 1 story, constructed 1969/70.

Garage-Service building-080 (off Sandy Flash Drive South): 20th century, stone, 1½ stories; House-003*, 19th century, frame, 2 stories; House-079*, 19th century, frame, 2½ stories; Blacksmith Shop-001*, stone, 1 story; Stables-Barn-074*, stone & frame, 2½ stories, rebuilt in late 1930's after fire; Springhouse-002, stone, 1 story, now used as a museum. (All above following Mansion-070 are one complex).

Intrusion-Rest Room #8-076 (East of Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #8-A (East of Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #16-C (Drive #17): stone, 1 story, constructed 1973/74.

4. Farm Complex:

Structure (House)-043 (Drive #17): circa late 18th century, Georgian, stone-stuccoed, 2 stories; Barn-044, stone & wood; Out-Kitchen-045, stone-stuccoed, 2 stories; Springhouse-046, stone, 1½ stories.

Intrusion-Rest Room #17-D (Drive #17): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #10-121 (Off Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #11-122 (Off Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #12-120 (Off Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #13-B (Off Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #14-115 (Off Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #15-116 (Off Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

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Description: (Continued)

5. Upper Rawle Farm Complex:

House-021* (3740 Providence Road): circa late 18th century, Georgian, stone, 2½ stories, porch along South facade, shingle roof; Garage-022, frame; Barn-023, 2½ stories, stone and wood; Springhouse-024, stone, 1 story with loft; Ice-house-ruins-024A.

The farmhouse was built of stone in several sections during the late 18th century. The original section contains a massive stone chimney on the rear slope of the gable roof. The stone and frame barn dates from the early 19th century and has an interesting forebay arrangement.

6. Schere Farm:

House-094* (3672 Providence Road): mid 19th century, Victorian, stone-covered with stucco, 2½ stories, gabled roof, porch along front facade; Barn-028, wood.

7. Clonmel Farm Complex:

Mansion-098 (3606 Providence Road): circa 20th century, Colonial Revival, latest addition about 1958, house built around 18th century farmhouse, stone 2½ stories, shingled roof; Guest-house-101, (3608 Providence Road), former carriage house or barn converted into house, stone, 2½ stories; Barn-099, stone, 2 stories; Springhouse-100, stone, 1½ stories; Farmer's cottage-097, (3646 Providence Road), 20th century, frame, 1 story.

The conversion of the 18th century barn and farmhouse into a Colonial Revival mansion was done by Brognard Okie.

8. Providence Road Complex:

House-102 (3432 Providence Road): circa early 19th century, Georgian style farmhouse, stone covered with white-washed stucco, 3 stories, a recent porch atop the house serves as a "flying bridge"; Garage-103, former carriage barn, stone stuccoed and clapboard, shingled roof, 2 stories with a loft; House-104* (3430 Providence Road), formerly a barn, stone, 2½ stories; Shed-105; Ice-house-106, stone; Pump-House-106-B; Springhouse-106-A; Platform-ruin-106-C.

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Description: (Continued)

9. Howard Farm Complex:

House-017* (1555 Delchester Road): circa 18th century, Georgian farmhouse, stone, 2½ stories, with porch along south facade, bake-oven on west end of house; Garage-018, wood, 1½ stories; Barn-site-019; Springhouse-020, stone, 1½ stories.

The main farmhouse is a 2½ story stone building constructed in two sections, 1743 & 1792. The house is relatively unaltered and contains much of its original interior appointments.

10. John Worrall House Complex:

House-052 (1059 Middletown Road): Colonial, brick-end 1683, stone-end 1703, 2½ stories; Barn-053, stone, bank type, 2½ stories, 1834; House-054, ruins of small stone house.

The Worrall House is the oldest building in the district. The original section has low wide doors, a variety of window sizes, and much of its original interiors. The cellar under the brick section has deep twin arches. The house also has unusually steep pitched roof.

11. Abraham Regester Farm:

House-012* (640 Gradyville Road): circa 18th century, Georgian I house, stone, 2½ stories, house appears to have been built in four stages; Barn-013, stone foundation, upper two stories of wood, bank-type, barnyard in traditional L-shape; Carriage house-014, stone that has been stuccoed, doors & shingles of wood-known as "Abraham Regester's Chair House" - 1801-1873; Springhouse-015, stone, 1 story with loft; Out-kitchen-016, stone cabin, 2½ stories, contained fireplace and bake oven with chicken coop against hillside.

A very interesting grouping of 18th century buildings in good condition. This cluster includes a nice springhouse, a small craftsman's shop, a barn and a 2½ story dwelling. During the early 19th century Abraham Regester had a very profitable chair factory operating here.

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Description: (Continued)

- 12. Tipton Complex (Meal House):
House-081* (401 Gradyville Road): circa late 18th century, Georgian, built in two sections, stone, three stories; Barn-082, foundation stone, excellent masonry arched doorways and windows, upper three stories of wood, bank-type; Springhouse-083, stone, two stories, 2nd floor contains a fireplace; Former carriage house-084, only remnants of stone foundations remain.
- 13. Upper Patchel Farm Complex:
House-004* (351 Gradyville Road): circa 18th century, Georgian, stone, south side stuccoed, built in two sections, 2½ stories, with porch along south facade; Ice-house-005, stone; Garage-006, former carriage shed, wood; Corn-crib-007, cinder block base; Barn-008, stone and wood, superb structure with three stories and four major additions and L shaped barnyard; Grain Bins-009 and 010, circular; Springhouse-011* (349 Gradyville Road), stone stuccoed, 2½ stories, has unique stairway that can be reached by both rooms downstairs.
---Hunting Hill Cemetery-K (On top of "Hunting Hill", NE of house-004, on North side of Gradyville Road): small, private burial ground where Jesse Russell was buried.
- 14. Burnside Complex:
House-033* (300 Gradyville Road): circa late 18th century, Georgian, stone covered with white-washed stucco, 2 stories, bank-type, lies north-south, with north exposure; Springhouse-034, stone partly covered with stucco and white wash, 15' x 17', larger than most in the Park; Garage-035, a small shed constructed of wood.
- 15. John Russell Complex:
House-020* (66 Gradyville Road): 1822 Date stone, Georgian, stone, 2 stories, flooring and chair rails are original, south face has adjoining enclosed porch, date-stone on north wall reads: John & P. Russell-1822; Springhouse-031, stone, domestic dwelling, top floor, or loft, had a dormer door; Barn-ruins-032, only the ramp and some stone walls remain.

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Description: (Continued)

16. & 17. Sycamore Mills Road Complexes:
16. House-055* (1120 Sycamore Mills Road West): circa 19th century, "Victorian", frame, 3 stories, built around a small, earlier, bank-type house, has porches on south and west sides; Garage-056, wood; Springhouse-057, stone, 1½ stories; Barn-055-A, ruins, walls standing, due to fire.
17. House-H (Sycamore Mills Road West): circa 19th century, stone covered with yellow stucco, 3 stories, empty and has been vandalized; Springhouse-117, stone, 1 story with loft, different construction from most in Park-district; Barn or out-building, ruin-H-1, stone walls standing.
- 18. Morningside Complex:
- House-118* (1107 Sycamore Mills Road): circa 18th century, 2½ story stone house built in two sections with date 1754 scratched into the woodwork between the two sections. Larger section is a bank type of the "Penn Plan" with two rooms on first floor with back to back corner fireplaces sharing a common chimney. Fireplace mantel entablature is hand-gouged and reeded as is the window trim. In basement stone corbelling supports the fireplaces above the log joists overhead. Window and door frames are pegged at the corners. Chair rails and vertical hand planed and beaded boards forming interior walls can be seen on 2nd floor. Floor boards are wide and appear to be early. There is a large fireplace and evidence of a now missing bake oven. The ceiling extends to the roof rafters, but it is said that earlier there was a sleeping loft overhead with access by ladder; Dwelling & bank combination-119, stone stuccoed, 2 stories, first floor is dirt, east end has fireplace on ground floor; Springhouse-059, stone, 1 story; Barn-C20, stone, 3 stories, superb example of bank-type farm.
- Feldspar Industry-J (Sycamore Mills Road): ruins.
- 19. Schoolhouse Complex:
- House-107* (1000 Sycamore Mills Road): 1875, stone covered with stucco painted white, 1 story, has basement, formerly one-room schoolhouse, converted into dwelling in 1951; Garage-037, cinder block painted white, constructed 1951

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Description: (Continued)

19. Schoolhouse Complex: (Continued)

House-039* (971 Sycamore Mills Road): circa 20th century, frame, 1 story, with basement, former cabin-like house re-modeled with modern conveniences about 1960/61.

20. Cornog's Bottom Complex:

House-040* (842 Sycamore Mills Road): circa 18th century, Georgian, stone, 2½ stories, 1770 date stone on one end and 1807 date stone on the other. House is significant because of its lack of modern renovation and alteration. Old plank doors have wooden latches, pulls and drawstrings. Floors appear to be original wide boards. Chair rails exist in several rooms and inset into the wall are wood peg coat and hat hangers. The 1807 section has two back to back corner fireplaces downstairs and two upstairs.

Fireplace woodwork is hand planed reeding as is the door trim and stair newle post and balusters. Large fireplaces exist in the 1770 section. In the attic, the floor is some sort of clay, plaster or cement mixture. Overhead rafters are numbered or pegged. Iron hooks in the rafters were probably for hanging meat or herbs. The basement shows stone corballing fireplace supports and log joists still with bark. An iron set kettle built into a stone fire box can be seen against the outside wall of the 1770 section. Barn-041, stone and wood, two stories, large bank-type, and has 1828 date stone. Springhouse-042* (850 Sycamore Mills Road), stone and frame, 1 story with basement, converted to dwelling about 1948, destroyed by fire and rebuilt 1952.

21. Lower Patchel Farm Complex:

House-062* (841 Sycamore Mills Road, Youth Hostel): circa late 18th century, Georgian with 20th century modifications, stone, 2½ stories, farmhouse built in two sections; Springhouse-063, stone, 2 stories, fireplace on each floor; Barn-064, stone and frame, 1½ stories; Out-kitchen-065, stone and frame, 1 story, with iron set kettle and firebox, a beehive oven has been removed.

---Ruin E* (Sycamore Mills Road, along Ridley Creek): former two story stone house, destroyed by fire in 1964, chimney and walls standing, circa early 19th century.

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Description: (Continued)

22. Sycamore Mills Complex:

In 1718 a "water corn mill" was erected here. A plaster mill was in operation from 1760 to 1810. In 1785 a saw mill was erected. A rolling mill (1810) was attached to the south end of the sawmill. This mill was one of the first to use hard coal for the smelting operation. As a direct outgrowth of the rolling mill and located just above it was a nail factory. This factory was washed away in the flood of 1843 which also damaged the other mills. The foundations of the mills are still evident as well as the associated buildings listed below.

House-110* (656 Sycamore Mills Road): circa early 19th century, stone, 2½ story bank-type house, 17' x 28'. There is a fireplace in the one room on the first floor. Much of the interior woodwork has been replaced due to floods and deterioration. There is no cellar under the house. The second floor has a single room with a fireplace and a trapdoor to the attic. A frame addition to the rear accommodates bathroom and utilities, accessible from the second floor.

House-ruins-109** (641 Sycamore Mills Road): circa early 19th century, stone, 2 stories, walls standing, destroyed by fire in 1973, possibly former mill worker's house.

House-102* (634 Sycamore Mills Road): circa early 19th century, stone, 2 stories, with attic, possibly former mill worker's house.

House-001* (Sycamore Mills Road, Middletown Twp.): circa early 19th century, stone, 2 stories with attic, renovated in 1958/59, possibly former mill worker's house; Garage-002, frame, some stone foundation, possibly site of early blacksmith shop.

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Description: (Continued)

22. Sycamore Mills Complex: (Continued)

House-003** (Sycamore Mills Road at bridge, Middletown Twp.): circa early 19th century, stone 2 stories, 14' x 16', bank-type structure with each level having an entrance from grade. In room on lower level there appears to be the foundation of a large fireplace above. There is also a vaulted passage leading to an opening into the side of a stone lined vertical shaft like a well or cistern shaft. The single room on the upper level contains a fireplace and two small windows. There is evidence of an early fireplace opening and a brick arch indicative of a bake oven. The upper opening of the stone lined shaft is outside but under the overhanging of the roof. This may have been a community bake-house or summer kitchen with a food keeping cool room on the lower level, or a small shop.

Site-007; Site-006; Site-005** (Sycamore Mills Road, near bridge, Middletown Twp.): Sites of small houses that appear in early photographs, 1982 to 1907/10; Site-004, indicates location of former covered bridge across Ridley Creek.

House-001** (290 Bishop Hollow Road, Upper Providence Twp.): date stone 1822, Neo-Georgian, stone stuccoed over, 2½ stories, former farmhouse/mill owner's house; Barn-ruins-002, date stone 1848 and initials of Amos Bishop and wife who then owned the Mill Property, stone and wood, three levels; Carriage House/Shed-003, frame with massive stone supports at each end, 19th century; Springhouse-004, early 19th century, stone, 1 story with crawl space above.

Site-008** (Bishop Hollow Road): Site of former Grist and Saw mill known as Sycamore Mills, formerly known as Bishop's Mill-1785 to 1868, and originally known as Providence Mill-1718 to 1785, Grist Mill erected in 1718, Saw Mill in 1746. Mill burned down in 1901.

Library-former Mill Office-005** (Bishop Hollow Road): date stone 1812, stone, 3 levels, 2 stories with basement; Union Library Company occupied 2nd floor from 1919 to 1962.

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Description: (Continued)

22. Sycamore Mills Complex: (Continued)

House-006/7* (288 Bishop Hollow Road): circa early 19th century, stone, frame shed at one end, 2 stories, former blacksmith and wheelwright shop.

23. & 24. Forge Road Complexes:

23. House-047 (Forge Road West): circa 19th century, "Victorian", frame, 2½ stories, unoccupied and vandalized; Springhouse-048, stone; Barn-049, wood, ruin; Shed-050, wood.

24. House-F (Forge Road West): circa 1800, Georgian with later modifications, stone stuccoed, 2 stories with attic, unoccupied, vandalized; Carriage house, ruin F-2; Barn-ruin-F-1; Springhouse-F-3; Corn Crib-F-4.

---Ruin G (Forge Road East): Ruin of former farmhouse, chimney standing and remains of stone foundations; Ruin-G-1, stone foundations of former barn.

25. Harkness House & Tenant House:

House-111* (Forge Road East, Residence of Park Superintendent): 1793 "loose" date stone, Georgian, stone, 2½ stories, with porch along south facade; Garage-shed-112, stone and wood; Ruin-111-A, stone foundation of former barn.

House-113* (Tenant House, Forge Road East, on lane to house-111): circa early 19th century, stone, 2 stories.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 0-1499	<input type="checkbox"/> ARCHEOLOGY HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input checked="" type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Recreation	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1600 to present

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Ridley Creek State Park encompasses a 2400 acre area comprising a mill village complex and 25 farm complexes. The physical and special remains of this rural farm district are virtually undisturbed by modern development. The area was initially settled by English Quakers in the late 18th and early 20th centuries. The early great roads from Philadelphia and Chester made the area accessible to farmers and provided a convenient means of transportation for agricultural and mill products.

Throughout most of its history, the area remained agrarian. As the population increased in the 18th century, cottage industries such as weaving and tanning began to appear. The Regester Chair Factory on Greelyville Road prospered as a family business from 1801-1873. The mills located in the Sycamore mills area spawned a nucleated industrial community which prospered until the mills were destroyed by fire in 1901.

The district has significance in a wide range of areas.

Architecture:

Buildings of the complexes in this district allow for specific study of different types and categories of buildings by functional use. Further the buildings in the complexes make possible studies in relation to one another and also in relation to various elements within each individual complex. The various patterns of architectural changes and styles that have taken place over the centuries is also apparent. Of particular note are The Herrick House with its Palladian features, the Sycamore Mills Complex with its numerous and tiny workers' houses, and English Wreck House of the Jeffers' Estate. Many of the buildings are excellent examples of architectural styles or adaptations and many would qualify for listing on the National Register by themselves.

Agriculture:

Within the boundaries of the proposed historic district is a major segment of an agricultural community representing almost 300 years of continuous occupation and development. The present physical remains of these once thriving farm complexes are unique documents from which to study the evolution of agriculture in Southeastern Pennsylvania and the nation as a whole. These interrelated farm sites when combined with other associated historical materials take on new meaning for understanding socio-economic change in our past agricultural society.

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1. 1600-1710 Pioneer agriculture (subsistence economy)
2. 1710-1760 Yeoman Plantations (barter economy)
3. 1760-1900 Market oriented farms (cash economy)
4. 1900-1966 Gentleman estates (investment economy)
5. 1966-present State Park and Recreational area.

Although the farms are no longer functioning, they provide the interconnected core from which to reconstruct a rural society; a society that formed the basis and met the needs of our growing nation.

"For more than a century, from 1725 until 1840, Pennsylvania was foremost among the colonies and states in the production of food. Her pre-eminence in agriculture during the formative years of the nation was due not only to the varied agricultural genius of the several nationalities that comprised her population, but also to a rich heritage of land. Pennsylvania was "the bread basket of the nation" because much of her soil was fertile and because her farmers were traditionally wise in the lore of the land."

S. W. Fletcher, *Pennsylvania Agriculture & Country Life, 1640-1840*,
Pennsylvania Historical & Museum Commission, 1971, Harrisburg, Pennsylvania.

Industry:

Historically, the area now contained in Ridley Creek State Park has been used almost exclusively for agrarian pursuits. However, there were several notable exceptions. The most important of these was Providence Hill, a water corn mill established in 1718. Later owners created a saw mill in 1746. Then, in the late 18th century a plaster mill was operating, adjoining the grist mill. By 1810/12 the plaster mill was replaced by a Rolling & Slitting Mill - all known as Bishop's Mills.

Conservation:

Ridley Creek State Park is the largest single holding of land open to the public in Delaware County. As such, it provides a contrast to the over-developed and congested areas that abound in this area. It serves as a refuge for all wildlife and plants, and efforts are made to maintain a variety of habitats in the park. The park also serves as a refuge for the historic community represented by over 100 buildings located in the district. Thirty of the houses are occupied as dwellings. Thus they are cared for and hopefully will be preserved.

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Educational:

Many school districts in this area make use of the environmental education programs available in the park. These programs serve all school grades and adults with a wide variety of subjects, field trips and programs, including classes in horticulture conducted by the Delaware County Vocational Technical School.

The Educational Programs at the Bishop's Mill Historical Institute begin at the primary level with normal, physically handicapped and learning disabled students from Pennsylvania, New Jersey and Delaware experiencing its 18th century working farm; secondary level students from the area are involved in the archaeological and farm operations programs; undergraduates from Delaware County Community College, Villanova and Temple Universities and the University of Pennsylvania work on more advanced Bishop's Mill Historical Institute taught classes in folklife and archaeology; post-graduates and Ph. D. candidates use the Institute as an experimental research "laboratory"; and Institute researchers publish regularly and provide lectures for over 10,000 people in the community annually. A free exchange of research data with over sixty living history museums in the United States and Europe completes the Educational programs.

Recreation:

The park's first reason for existence was for recreation. With over 1,000 picnic tables, 4½ miles of bicycle trails, miles of hiking and horseback riding trails and 5 miles of stocked fishing in Ridley Creek, the park fills a real need in the metropolitan area for recreational resources. Last year 1.4 million persons enjoyed them.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Ashmead, Henry Graham; History of Delaware County, Pennsylvania; L.H. Everts & Co., Philadelphia; 1884.

Broodal Portfolio; Sycamore Mills; Delaware County Historical Society; Wolfgram Building; Widener College, Chester, Pennsylvania.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 248.3 acres
UTM REFERENCES

A	18	464360	4424650	B	18	464370	4420270
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING	ZONE	EASTING
C	18	459660	4420270	D	18	459680	4424760
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING	ZONE	EASTING

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Ernest Palmer, Jr., Historian / William K. Watson, Acting Director

ORGANIZATION

Bishop's Mill Historical Society/ OHP/PMC

DATE

July 12, 1976

STREET & NUMBER

P. O. BOX 64 / BOX # 1026

TELEPHONE

CITY OR TOWN

Gradyville / Harrisburg

STATE

Pennsylvania

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ☐

STATE ☒

LOCAL ☐

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665) I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Executive Director

Pa. Historical & Museum Commission

DATE

8/9/76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

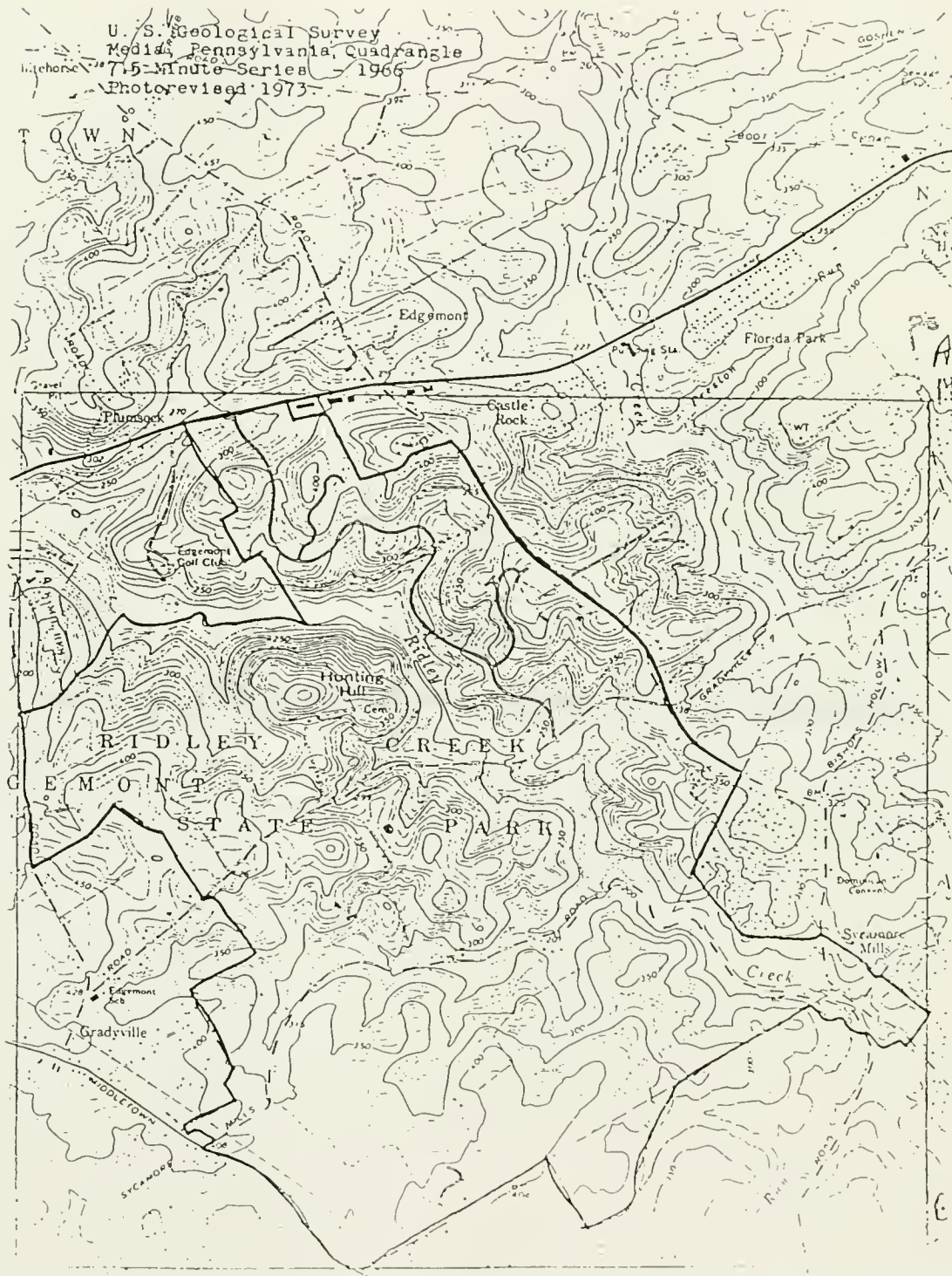
ATTEST

DATE

KEEPER OF THE NATIONAL REGISTER

UPO 1-72 111

U. S. Geological Survey
 Middle Pennsylvania Quadrangle
 7.5 Minute Series - 1966
 Photorevised 1973



APPENDIX E:
PENNSYLVANIA REGISTER OF HISTORIC SITES & LANDMARKS

Pennsylvania Historical
& Museum Commission 3/1969
Register of
Historic Sites & Landmarks
Please Type or Print

Official Use Only	
NUMBER	COUNTY
TYPE OF PROPERTY	

I. NAME Ridley Creek State Park

COMMON NAME OF PROPERTY: "Former Jeffords' Estate"

OTHER:

II. LOCATION

STREET AND NUMBER: Sycamore Mills Road, Edgemont Township, the Southeastern corner
extending into Middletown and Upper Providence Townships

CITY OR TOWN: Post Office: Media COUNTY: Delaware

III. CLASSIFICATION

CATEGORY (Check One)		OWNERSHIP		STATUS		ACCESSIBLE TO PUBLIC	
District <input checked="" type="checkbox"/>	Building <input type="checkbox"/>	Public <input checked="" type="checkbox"/>	Public Acquisition: <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/>	Restricted <input checked="" type="checkbox"/>	Unrestricted <input type="checkbox"/>
Site <input type="checkbox"/>	Structure <input type="checkbox"/>	Private <input type="checkbox"/>	In Process <input type="checkbox"/>	Unoccupied <input type="checkbox"/>	Yes: <input type="checkbox"/>	Restricted <input type="checkbox"/>	Unrestricted <input type="checkbox"/>
	Object <input type="checkbox"/>	Both <input type="checkbox"/>	Being Considered <input type="checkbox"/>	Preservation Work in Progress <input type="checkbox"/>	No <input type="checkbox"/>		

PRESENT USE (Check One or More if Applicable)

Agriculture <input type="checkbox"/>	Government <input type="checkbox"/>	Museum <input type="checkbox"/>	Religious <input type="checkbox"/>	Other <input type="checkbox"/>
Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>	Park <input checked="" type="checkbox"/>	Scientific <input type="checkbox"/>	(Comment below)
Educational <input type="checkbox"/>	Military <input type="checkbox"/>	Private Residence <input checked="" type="checkbox"/>	Transportation <input type="checkbox"/>	

Additional Comments: The Park Office building and Park lands are open to the public.
Thirty of the houses are under private lease and occupied as dwellings.

IV. OWNERSHIP

NAME: Bureau of State Parks, Department of Environmental Resources,
Commonwealth of Pennsylvania

STREET AND NUMBER: Ridley Creek State Park, Sycamore Mills Road 5th Congressional
District

CITY OR TOWN: Media COUNTY: Delaware

V. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Court House, West Chester, PA - to year 1789
Court House, Media, PA - 1789 to present

STREET AND NUMBER: West Chester - High & Market Streets
Media - Front & South Avenue

CITY OR TOWN: West Chester COUNTY: Chester County
Media Delaware

APPROXIMATE ACREAGE OF NOMINATED PROPERTY

2409.7 acres

1. (A) REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: 1. "Pennsylvania Register of Historic Sites & Landmarks", (Under Ridley Creek State Park), 1970. (See attached sheet for others)

DATE OF SURVEY: 1970 FEDERAL ☐ STATE ☒ COUNTY ☐ LOCAL ☐

DEPOSITORY FOR SURVEY RECORDS: Pennsylvania Historic & Museum Commission.

STREET AND NUMBER: Box 1026

CITY OR TOWN: Harrisburg STATE: Pennsylvania

(B) MAJOR BIBLIOGRAPHICAL REFERENCES

(Book, Pamphlet, Thesis, Research Project, etc. See Instruction Sheet.)

City Hall, Philadelphia, Pennsylvania, Register of Wills Office, Estate Papers: Will #201; 1711.

Ashmead, Henry Graham; History of Delaware County, Pennsylvania; L. H. Everts & Co., Philadelphia; 1884.

Broomal Portfolio; Sycamore Mills; Delaware County Historical Society; Wolfgram Building; Widener College, Chester, Pennsylvania.

Cope & Ashmeade, Gilbert & Henry G.; Historic Homes and Institutions and Genealogical and Personal Memoirs of Chester and Delaware Co., Pennsylvania; Lewis Publishing Co., New York-Chicago, 1904.

Cope, Gilbert; Genealogy of the Smedley Family; Wichersham, Lancaster, Pennsylvania, 1901.

Federal Census - 1790: Pennsylvania: Delaware Co.: Edgemont, Middletown and Upper Providence Townships; National Archives, Washington, DC.

Federal Census - 1850: Pennsylvania: Delaware Co.: Edgemont, Middletown and Upper Providence Townships; National Archives, Washington, DC.

Futhey & Cope, J. Smith & Gilbert; History of Chester County, Pennsylvania; Lewis H. Everts, Philadelphia, 1881.

Glassie, Henry; 18th Century Cultural Process in Delaware Co. Folk Building; Winterthur Portfolio, Volume VII, 1969.

(continued on attached sheet)

VII. GEOGRAPHICAL DATA

LARGE PROPERTY—OVER TEN ACRES						SMALL PROPERTY—LESS THAN TEN ACRES					
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY						LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES					
LATITUDE			LONGITUDE			LATITUDE			LONGITUDE		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
39 .	58 .	27 .	75 .	28 .	15 .	.	.	.	.	.	.
39 .	58 .	27 .	75 .	25 .	00 .	.	.	.	.	.	.
39 .	56 .	00 .	75 .	25 .	00 .	.	.	.	.	.	.
39 .	56 .	00 .	75 .	28 .	15 .	.	.	.	.	.	.

LIST ALL COUNTIES FOR PROPERTIES OVERLAPPING COUNTY BOUNDARIES

So overlapping.

Notice on the use of maps: Please pinpoint property on the largest scale map possible (e.g., a township map is preferable to a county map, which in turn is better than a state map). Please try to find a map that uses the grid coordinate system and includes a notation as to scale. State geodetic maps are preferable when obtainable, but county maps are acceptable if they include a scale ratio.

VI. (A) REPRESENTATION IN EXISTING SURVEYS (continuation sheet 1)

2. "Appraisal of Real Estate, Walter M. Jeffords Estate. Located in Edgemont, Middletown and Upper Providence Townships, Delaware County, Pennsylvania for the Commonwealth of Pennsylvania, Department of Forests & Waters", Albert M. Greenfield & Co., Inc., 1960, (Ridley Creek State Park).
3. "Survey of Houses, Barns and Outbuildings on Walter Jeffords Estates, Delaware County, Pennsylvania", Edward LaFond and Henry Haas, 1966, (Ridley Creek State Park).
4. "The Historic American Building Survey Inventory", David Harry, 1967, (National Archives).
5. "Inventory of Historic Sites, Number 82, Sycamore Mills", Delaware Valley Regional Planning Commission, 1969.
6. "Plan for Historic Preservation, Under Sycamore Mills", Pennsylvania Historic & Museum Commission, 1973, (Historic & Museum Commission of Pennsylvania).
7. "Basic Information Data, Category No. 2, Buildings-Structures", Department of Environmental Resources, Bureau of State Parks, 1974, (Ridley Creek State Park).
8. "The Historic Sites Preservation Study", Delaware County Planning Commission, 1975, (Delaware County Court House).
9. "Ridley Creek State Park, Building Survey No. 1, North of Gradyville Road, Bishop's Mill Historical Institute in conjunction with Living History 5704, Villanova University, Spring 1975", Donald Callender (Historic & Museum Commission of Pennsylvania).
10. "Management Survey of Buildings, Ridley Creek State Park", James D. Leshner, Bureau of State Parks, 1975, (Ridley Creek State Park).

VI. (B) MAJOR BIBLIOGRAPHICAL REFERENCES (continuation sheet 1)

- King, Caroline B.; Deserted Village of Sycamore Mills; Philadelphia Press, Philadelphia; 1911.
- Morrison, Hugh; Early American Architecture; Oxford Press, New York; 1952.
- Painter, Minshall and Jacob; Reminiscences of Sycamore Mills; (Tyler Arboretum Library, Lima, Pennsylvania); 1871.
- Pickering, Ernest; The Homes of America; Thomas Y. Crowell Co., New York; 1951.
- Proceedings of the Delaware County Institute of Science, Volume II, No. 3 (April, 1907); Delaware County Institute of Science, South Avenue and Jasper Street, Media, Pennsylvania.
- Smith, George, M.D.; History of Delaware County, Pennsylvania; Henry Ashmeade, Philadelphia; 1882.
- United States Direct Tax of 1798; Tax Lists for the State of Pennsylvania: Delaware County: Edgemont, Middletown and Upper Providence Townships (Record Group 58); National Archives, Washington, DC; 1963.
- Upper Providence Tax - 1807; (source unknown).
- Watson, Annals of Philadelphia, Volume II, page 458; Edwin B. Stuart, Philadelphia; 1898.
- Williams, Henry Lionel and Ottalie K.; Old American Homes 1700-1850; Bonanza Books, New York, 1967.

BIBLIOGRAPHY OF MAPS

- c. 1681 - Thomas Holme, A Mapp of Ye Improved Part of Pennsylvania, Etc.; National Archives, Washington, DC.
- Composite - Benjamin H. Smith, Atlas of Delaware Co.; Ashmeade, Philadelphia; 1880.
- 1704 - Taylor Papers; (deposited at the Historical Society of Pennsylvania).
- 1848 - Ash, Map of Delaware County (source unknown).
- 1862 - George Smith, History of Delaware County; Bowen & Co., Philadelphia.
- 1870 - Hopkins, Atlas of Delaware County; G. N. Hopkins, Richard Clark, S. T. C. Bell, William Otis Shearer, Philadelphia.
- 1875 - R. K. Lee, Delaware County Atlas; Everts & Stewart, Philadelphia.
- 1892 - Miller, Ogier, McDonald, Breau, Atlas of Farms and Boroughs of Delaware County; E. W. Smith, Philadelphia.

VI. (B) MAJOR BIBLIOGRAPHICAL REFERENCES (continuation sheet 2)

1913 - Lathrop & Ogier, Atlas of Delaware County; A. H. Mueller, Philadelphia.

1913-14 - New Map of Philadelphia and Vicinity; J. S. Smith, Philadelphia.

Contemporary - Topographical Map of Ridley Creek State Park; Commonwealth of Pennsylvania, Department of Forests and Waters.

Contemporary - David Harry, Map of Ridley Creek State Park Indicating Existing Houses and Names of Present Occupants (unpublished).

Contemporary - Variation of above map with existing buildings numbered. Accompanying key includes the state's computer numbers and numbers formerly assigned to buildings by Ridley Creek State Park (unpublished).

Contemporary - David Harry, Map of Sycamore Mills Area of Ridley Creek State Park, Delaware County, Pennsylvania (unpublished).

VIII (B) PRESENT APPEARANCE:

Note: Please include exterior, interior and detailed views when possible. Any measured drawings or sketches of interesting details are also helpful

(The Bishop's Mill Historical Society, P. O. Box 64, Gradyville, Pennsylvania, 19039, has an extensive collection of Present Appearance photographs of all the twenty-five (25) Building Complexes in Ridley Creek State Park.)

NOTE: Complexes are listed geographically, beginning at Park entrance on West Chester Pike, Rt. 3, going from North to South, then from West to East. Buildings, structures, sites are identified by Pa. Bureau of State Parks Inventory of Building numbers and can be located geographically by that number on attached map. (Edgemont Twp. numbers preceded by 02000, Middletown Twp. by 03166, Upper Providence Twp. by 03167). Intrusions are designated.

1. House-025** (Headquarters of the Bishop's Mill Historical Institute, Sandy Flash Drive North): circa late 19th c., stucco & frame, 2 stories with basement; Sol Feinstone Library (Research Center of Bishop's Mill Historical Institute)-026, frame, 2 stories; Barn-027, frame, 2 stories, workshop of Bishop's Mill Historical Institute.
 - Intrusion-Rest Room #1-090 (Sandy Flash Drive North): stone, 1 story, constructed 1969/70.
 - Intrusion-Rest Room #2-091 (Sandy Flash Drive North): stone, 1 story, constructed 1969/70.
 - Intrusion-Rest Room #3-092 (Sandy Flash Drive North): stone, 1 story, constructed 1969/70.
 - Intrusion-Rest Room #4-093 (Sandy Flash Drive North): stone, 1 story, constructed 1969/70.
 2. House-085** (Colonial Pennsylvania Plantation, 3900 Sandy Flash Drive North): circa 1710-15, Georgian, stone, 2½ stories, (restoration in process); Springhouse-086, stone covered with white-washed stucco, 1 story with loft, (restoration-1975); Stone cabin-087, 2 stories; Wagon barn-088, stone covered with white-washed stucco, 1 story with loft, (restoration-1976); Barn-089, stone, 2 stories, reconstructed 1951/52 after fire; Ruin, former ice-house-089A, Ruin-shed-089B.
 - Intrusion-Rest Room #5-095 (Sandy Flash Drive North): stone, 1 story, constructed 1969/70.
 - Intrusion-Rest Room #6-096 (Sandy Flash Drive North): stone, 1 story, constructed 1969/70.
 3. Mansion-070 (Offices of Ridley Creek State Park, Sandy Flash Drive South): circa early 20th c., Medieval English Manor House built around early Georgian farmhouse. This sprawling two and three story mansion with cut limestone trim, with overhanging balconies and leaded glass casement windows in bronze frames offers contrast to the functional types of farmhouses in the district. There is a great open winding stairway with landings completely surrounded by cut stone. The ballroom, at the west end, 30' x 120', has an oak floor and window trim, the ceiling, 11'6" high, is hand molded plaster with three dimensional relief design. In the core of this mansion, constructed of highest specification materials can be seen evidence of the original early farmhouse. Two fireplaces downstairs and two upstairs are in the original section. Closet doors have wooden latches and one is topped with an open wood grill or lattice
- ** (Under lease to Bishop's Mill Historical Institute)

VIII. DESCRIPTION

Conditions vary with individual structures-

CONDITION	EXCELLENT <input type="checkbox"/>	GOOD <input type="checkbox"/>	FAIR <input checked="" type="checkbox"/>	DETERIORATED <input type="checkbox"/>	RUINS <input type="checkbox"/>	UNEXPOSED <input type="checkbox"/>
INTEGRITY	ALTERED <input type="checkbox"/>	UNALTERED <input type="checkbox"/>	MOVED <input type="checkbox"/>	ORIGINAL SITE <input type="checkbox"/>		

VIII. (A) EARLY APPEARANCE (Old prints, old photos, photos of paintings and prints):

Note: Early views are most important since they often show a property before drastic changes were made. Please seek out any old photos, prints or photos of paintings, or prints that show the property. Place these in chronological order and comment upon the date of each view if possible.

The Bishop's Mill Historical Society has a collection of Early Photographs developed from prints in the Delaware County Historical Society and the Delaware County Institute of Science that show the condition of the houses and buildings in the Sycamore Mills Area of Ridley Creek State Park in the period of 1892 to about 1907.

Note-
Photographs
have been
lost

File
April 1, 1910

VIII. (B) PRESENT APPEARANCE (continuation sheet 1)

work to allow for ventilation of the closet. Ruins-Barn-070-A, old stone walls now part of terraced gardens; Tool shed-071, stone, 1 story; Springhouse-075, stone, 1½ stories; Greenhouse-077; Pump-house-078; Handicap shelter-072.

Intrusion-Rest Room #7-073 (near Mansion, off Sandy Flash Drive South): stone, 1 story, constructed 1969/70.

Garage-Service building-080 (off Sandy Flash Drive South): 20th c., stone, 1½ stories; House-003*, 19th c., frame, 2 stories; House-079*, 19th c., frame, 2½ stories; Blacksmith Shop-001*, stone, 1 story; Stables-Barn-074*, stone & frame, 2½ stories, rebuilt in late 1930's after fire; Springhouse-002, stone, 1 story, now used as a museum. (All above following Mansion-070 are one complex.)

Intrusion-Rest Room #8-076 (East of Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #8-A (East of Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #16-C (Drive #17): stone, 1 story, constructed 1973/74.

4. Structure (House)-043 (Drive #17): circa late 18th c., Georgian, stone-stuccoed, 2 stories; Barn-044, stone & wood; Out-Kitchen-045, stone-stuccoed, 2 stories; Springhouse-046, stone, 1½ stories.

Intrusion-Rest Room #17-D (Drive #17): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #10-121 (Off Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #11-122 (Off Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #12-120 (Off Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #13-B (Off Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #14-115 (Off Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

Intrusion-Rest Room #15-116 (Off Sandy Flash Drive South): stone, 1 story, constructed 1973/74.

5. House-021* (3740 Providence Road): circa late 18th c., Georgian, stone, 2½ stories, porch along South facade, shingle roof; Garage-022, frame; Barn-023, 2½ stories, stone and wood; Springhouse-024, stone, 1 story with loft; Ice-house-ruin-024-A.

6. House-094* (3672 Providence Road): circa 19th c., Victorian, stone-covered with stucco, 2½ stories, gabled roof, porch along front face; Barn-028, wood.

7. Mansion-098 (Life-tenancy) (Clonmel Farm, 3606 Providence Road): circa 20th c., Colonial Revival, latest addition about 1958, house built around 18th century farmhouse, stone, 2½ stories, shingled roof; Guest-house-101, (3608 Providence Road), former carriage house or barn converted into house, stone, 2½ stories; Barn-099, stone, 2 stories; Springhouse-100, stone, 1½ stories; Farmer's cottage-097, (3646 Providence Road), 20th c., frame, 1 story.

*(Under private lease.)

VIII. (B) PRESENT APPEARANCE (continuation sheet 2)

8. House-102* (3432 Providence Road): circa early 19th c., Georgian style farmhouse, stone covered with white-washed stucco, 3 stories, a recent porch atop the house serves as a "flying bridge"; Garage-103, former carriage barn, stone stuccoed and clapboard, shingled roof, 2 stories with a loft; House-104* (3430 Providence Road), formerly a barn, stone, 2½ stories; Shed-105; Ice-house-106, stone; Pump-House-106-B; Springhouse-106-A; Platform-ruin-106-C.
9. House-017* (1555 Delchester Road): circa 18th c., Georgian farmhouse, stone, 2½ stories, with porch along south facade, evidence of bake-oven on west end of house; Garage-018, wood, 1½ stories; Barn-site-019; Springhouse-020, stone, 1½ stories.
- Ruin of small house-054, stone walls standing (Middletown Road).
10. House-052* (1059 Middletown Road): The John Worrall House, colonial, brick end 1683, stone end 1703, 2½ stories; Barn-053, stone, bank-type, 2½ stories, date stone 1834. (Nomination submitted to Pa. Historical and Museum Commission April, 1974).
11. House-012* (440 Gradyville Road): circa 18th c., Georgian I house, stone, 2½ stories, house appears to have been built in four stages; Barn-013, stone foundation, upper two stories of wood, bank-type, barnyard in traditional L shape; Carriage house-014, stone that has been stuccoed, doors & shingles of wood-known as "Abraham Regester's Chair House"-1801-1873; Springhouse-015, stone, 1 story with loft; Out-Kitchen-016, stone cabin, 2½ stories, contained fireplace and bake oven, with chicken coop against hillside.
12. House-081* (401 Gradyville Road): circa late 18th c., Georgian, built in two sections, stone, three stories; Barn-082, foundation stone, excellent masonry arched doorways and windows, upper three stories of wood, bank-type; Springhouse-083, stone, two stories, 2nd floor contains a fireplace; Former carriage house-084, only remnants of stone foundations remain.
13. House-004* (351 Gradyville Road): circa 18th c., Georgian, stone, south side stuccoed, built in two sections, 2½ stories, with porch along south facade; Ice-house-005, stone; Garage-006, former carriage shed, wood; Corn-crib-007, cinder block base; Barn-008, stone and wood, superb structure with three stories and four major additions and L shaped barnyard; Grain Bins-009 and 010, circular; Springhouse-011* (349 Gradyville Road), stone stuccoed, 2½ stories, has unique stairway that can be reached by both rooms downstairs.
- Hunting Hill Cemetery-K (On top of "Hunting Hill", NE of house-004, on North side of Gradyville Road): small, private burial ground where Jesse Russell was buried.
14. House-033* (300 Gradyville Road): circa late 18th c., Georgian, stone covered with white-washed stucco, 2 stories, bank-type, lies north-south, with north exposure; Springhouse-034, stone partly covered with stucco and white wash, 15' x 17', larger than most in the Park; Garage-035, a small shed constructed of wood.

* (Under private lease).

VIII. (B) PRESENT APPEARANCE (continuation sheet 3)

15. House-030* (66 Gradyville Road): 1822 Date stone, Georgian, stone, 2 stories, flooring and chair rails are original, south face has adjoining enclosed porch, date-stone on north wall reads: John & P. Russell-1822; Springhouse-031, stone, domestic dwelling, top floor, or loft, had a dormer door; Barn-ruins-032, only the ramp and some stone walls remain.
16. House-055* (1120 Sycamore Mills Road West): circa 19th c., "Victorian", frame, 3 stories, built around a small, earlier, bank-type house, has porches on south and west sides; Garage-056, wood; Springhouse-057, stone, 1½ stories; Barn-055-A, ruins, walls standing, due to fire.
17. House-H (Sycamore Mills Road West): circa 19th c., stone covered with yellow stucco, 3 stories, empty and has been vandalized; Springhouse-117, stone, 1 story with loft, different construction from most in Park-district; Barn or out-building, ruin-H-1, stone walls standing.
18. House-118* (1107 Sycamore Mills Road): circa 18th c., 2½ story stone house built in two sections with date 1754 scratched into the woodwork between the two sections. Larger section is a bank type of the "Penn Plan" with two rooms on first floor with back to back corner fireplaces sharing a common chimney. Fireplace mantel entablature is hand-gouged and reeded as is the window trim. In basement stone corballing supports the fireplaces above and log joists overhead. Window and door frames are pegged at the corners. Chair rails and vertical hand planed and beaded boards forming interior walls can be seen on 2nd floor. Floor boards are wide and appear to be early. There is a large fireplace and evidence of a now missing bake oven. The ceiling extends to the roof rafters, but it is said that earlier there was a sleeping loft overhead with access by ladder. Dwelling & barn combination-119, stone stuccoed, 2 stories, first floor is dirt, east end has fireplace on ground floor; Springhouse-059, stone, 1 story; Barn-080, stone, 3 stories, superb example of bank-type barn.
- Feldspar Industry-J (Sycamore Mills Road): ruins.
19. House-107* (1000 Sycamore Mills Road): 1875, stone covered with stucco painted white, 1 story, has basement, formerly one-room schoolhouse, converted into dwelling in 1951; Garage-037, cinder block painted white, constructed 1951.
- House-039* (971 Sycamore Mills Road): circa 20th c., frame, 1 story, with basement, former cabin-like house remodeled with modern conveniences about 1960/61.
20. House-040* (842 Sycamore Mills Road): circa 18th c., Georgian, stone, 2½ stories, 1770 date stone on one end and 1807 date stone on the other. House is significant because of its lack of modern renovation and alteration. Old plank doors have wooden latches, pulls and drawstrings. Floors appear to be original wide boards. Chair rails exist in several rooms and inset into the wall are wood peg coat & hat hangers. The 1807 section has two back to back corner fireplaces downstairs and two upstairs.

* (Under private lease.)

VIII. (B) PRESENT APPEARANCE (continuation sheet 4)

Fireplace woodwork is hand planed reeding as is the door trim and stair newel post and balusters. Large fireplaces exist in the 1770 section. In the attic, the floor is some sort of clay, plaster or cement mixture. Overhead rafters are numbered and pegged. Iron hooks in the rafters were probably for hanging meat or herbs. The basement shows stone corballing fireplace supports and log joists still with bark. An iron set kettle built into a stone fire box can be seen against the outside wall of the 1770 section. Barn-041, stone and wood, two stories, large bank-type, and has 1828 date stone. Springhouse-042* (850 Sycamore Mills Road), stone & frame, 1 story with basement, converted to dwelling about 1948, destroyed by fire and rebuilt 1952.

21. House-062* (841 Sycamore Mills Road, Youth Hostel): circa late 18th c., Georgian with 20th century modifications, stone, 2½ stories, farmhouse built in two sections; Springhouse-063, stone, two stories, fireplace on each floor; Barn-064, stone & frame, 1½ stories; Out-Kitchen-065, stone & frame, 1 story, with iron set kettle & firebox, a beehive oven has been removed.

--Ruin E** (Sycamore Mills Road, along Ridley Creek): former two story stone house, destroyed by fire in 1964, chimney and walls standing, circa early 19th century.

22. Sycamore Mills:

House-110* (656 Sycamore Mills Road): circa early 19th c., stone, 2½ story bank-type house, 17' x 28'. There is a fireplace in the one room of the first floor. Much of the interior woodwork has been replaced due to floods and deterioration. There is no cellar under the house. The second floor has a single room with a fireplace and a trapdoor to the attic. A frame addition to the rear accommodates bathroom and utilities, accessible from the second floor.

House-ruins-109** (641 Sycamore Mills Road): circa early 19th c., stone, 2 stories, walls standing, destroyed by fire in 1973, possibly former mill worker's house.

House-108* (634 Sycamore Mills Road): circa early 19th c., stone, 2 stories, with attic, possibly former mill worker's house.

House-001* (Sycamore Mills Road, Middletown Twp.): circa early 19th c., stone, 2 stories with attic, renovated in 1958/59, possibly former mill worker's house; Garage-002, frame, some stone foundation, possibly site of early blacksmith shop.

House-003** (Sycamore Mills Road at bridge, Middletown Twp.): circa early 19th c., stone, 2 stories, 14' x 16', bank-type structure with each level having an entrance from grade. In room on lower level there appears to be the foundation of a large fireplace above. There is also a vaulted passage leading to an opening into the side of a stone lined vertical shaft like a well or cistern shaft. The single room on the upper level contains a fireplace and two small windows. There is evidence of an early fireplace opening and a brick arch indicative of a bake oven. The upper opening of the stone lined shaft is outside but under the overhang of the roof. This may have been a community bake-house or summer kitchen with a food keeping cool room on the lower level, or a small shop.

*(Under private lease.)

** (Under lease of Bishop's Historical Institution)

VIII. (B) PRESENT APPEARANCE (continuation sheet 5)

22. Sycamore Mills (cont'd):

--Site-007; Site-006, Site-005** (Sycamore Mills Road, near bridge, Middletown Twp.): Sites of small houses that appear in early photographs, 1892 to 1907/10; Site-004, indicates location of former covered bridge across Ridley Creek.

House-001** (290 Bishop Hollow Road, Upper Providence Township): date stone 1822, Neo-Georgian, stone stuccoed over, 2½ stories, former farmhouse/mill owner's house; Barn-ruins-002, date stone 1848 and initials of Amor Bishop & wife who then owned the Mill Property, stone & wood, three levels; Carriage house/shed-003, frame with massive stone supports at each end, 19th c.; Springhouse-004, early 19th c., stone, 1 story with crawl space above.

--Site-008 ** (Bishop Hollow Road): Site of former Grist and Saw mill known as Sycamore Mills, formerly known as Bishop's Mill-1785 to 1868, and originally known as Providence Mill-1718 to 1785, Grist Mill erected in 1718, Saw Mill in 1746. Mill burned down in 1901.

Library-former Mill Office-005** (Bishop Hollow Road): date stone 1812, stone, 3 levels, 2 stories with basement; Union Library Company occupied 2nd floor from 1818 to 1862.

House-006/7* (288 Bishop Hollow Road): circa early 19th c., stone, frame shed at one end, 2 stories, former blacksmith and wheelwright shop.

23. House-047 (Forge Road West): circa 19th c., "Victorian", frame, 2½ stories, unoccupied and vandalized; Springhouse-048, stone; Barn-049, wood, ruin; Shed-050, wood.

24. House-F (Forge Road West): circa 1800, Georgian with later modifications, stone stuccoed, 2 stories with attic, unoccupied, vandalized; Carriage house, ruin-F-2; Barn-ruin-F-1; Springhouse-F-3; Corn Crib-F-4.

--Ruin-G (Forge Road East): Ruin of former farmhouse, chimney standing and remains of stone foundations; Ruin-G-1, stone foundations of former barn.

25. House-111* (Forge Road East, Residence of Park Superintendent): 1793 "loose" date stone, Georgian, stone, 2½ stories, with porch along south facade; Garage-shed-112, stone and wood; Ruin-111-A, stone foundations of former barn.

House-113* (Forge Road East, on lane to house-111): circa early 19th c., stone, 2 stories.

* (Under private lease.)

** (Under lease to Bishop's Mill Historical Institute.)

IX. SIGNIFICANCE

PERIOD (check one or more as applicable):				20th Century <input checked="" type="checkbox"/>
Pre-Columbian <input type="checkbox"/>	16th Century <input type="checkbox"/>	18th Century <input checked="" type="checkbox"/>	19th Century <input checked="" type="checkbox"/>	Special District: 1633 to present (if known)
13th Century <input type="checkbox"/>	17th Century <input checked="" type="checkbox"/>			

AREAS			
Aboriginal <input type="checkbox"/>	Communication <input checked="" type="checkbox"/>	Music <input type="checkbox"/>	Transportation <input type="checkbox"/>
Prehistoric <input type="checkbox"/>	Education <input checked="" type="checkbox"/>	Political <input type="checkbox"/>	Urban Planning <input type="checkbox"/>
Historic <input checked="" type="checkbox"/>	Engineering <input type="checkbox"/>	Religion and/or Philosophy <input type="checkbox"/>	Other (specify) <input checked="" type="checkbox"/>
Agriculture <input checked="" type="checkbox"/>	Industry <input checked="" type="checkbox"/>	Science <input type="checkbox"/>	Recreation <input type="checkbox"/>
Architecture <input checked="" type="checkbox"/>	Leisure <input type="checkbox"/>	Sculpture <input type="checkbox"/>	
Art <input type="checkbox"/>	Landscape Architecture <input type="checkbox"/>	Social - Humanities <input type="checkbox"/>	
Commerce <input type="checkbox"/>	Literature <input type="checkbox"/>	Theatre <input type="checkbox"/>	
Communications <input type="checkbox"/>	Military <input type="checkbox"/>		

STATEMENT OF SIGNIFICANCE (Including Personnel, Dates, Events, Etc.)

Note: One may wish to attach here appraisals by noteworthy local historians or other interested parties who have knowledge of the property.

Architecture

Here in Southeastern Pennsylvania are the physical and spacial remains of a rural farm district with its associated industry and roads still intact, and undisturbed by suburban development. This unique and extraordinary district is complete with a mill village and twenty-five farm complexes preserved in their original setting. The farms, made up of many buildings, are also unique in that their architecture is representative of the farmhouses of four centuries. The farmhouses, barns, and out-buildings are still in their original context and relationship to one another in this rural landscape, with few, if any modern intrusions except for Park roads, rest rooms and parking lots. These were the farmhouses of the early settlers who emigrated here, mostly from England, in the late 17th and 18th centuries. They constructed homes notable for their sturdy, lasting qualities, simplicity, and of native materials - stone and wood. Quaker influence on the Georgian plan accounts for the simple, sturdiness of construction and also for the use of the pent roof, popular in England.* Later, in many instances, additions were built to the original houses. Some of the houses have fine original interiors still fairly intact, and, in addition, have all the elements essential to the interpretation of the development of rural Pennsylvania.

The buildings of the complexes in this district allow for specific study of different types and categories of buildings by functional use. Further, the buildings in the complexes make possible studies in relation to one another and also in relation to various elements within each individual complex or former farmstead. The patterns of architectural changes that have taken place, over the centuries, in the general geographical area, are reflected in the buildings of the district. The progression through architectural styles, Colonial, Georgian, Federal, Victorian, Colonial Revival, etc. can be seen as well as the 20th century extremes of the great, sprawling, Medieval English Manor, the former Jeffords' mansion, and the "Bognard Okie" alterations of "Clonmel Farm", both constructed around 18th century farmhouses. Any part of this historic district could stand alone on its own merit. It is their domestic-rural history as a group that is their prime attraction.

*Pickering, Ernest, Homes of America, (p. 108).

Agriculture

Within the boundaries of the proposed historic district is a major segment of an agricultural community representing almost 300 years of continuous occupation and development. The present physical remains of these once thriving farm complexes are unique documents from which to study the evolution of agriculture in Southeastern Pennsylvania and the nation as a whole. These interrelated farm sites when combined with other associated historical materials take on new meaning for understanding socio-economic change in our past agricultural society:

1. 1680-1710 Pioneer agriculture (subsistence economy)
2. 1710-1790 Yeoman Plantations (barter economy)
3. 1790-1900 Market oriented farms (cash economy)
4. 1900-1966 Gentleman estates (investment economy)
5. 1966-present State Park and Recreational area.

Although the farms are no longer functioning, they provide the interconnected core from which to reconstruct a rural society; a society that formed the basis and met the needs of our growing nation.

"For more than a century, from 1725 until 1840, Pennsylvania was foremost among the colonies and states in the production of food. Her pre-eminence in agriculture during the formative years of the nation was due not only to the varied agricultural genius of the several nationalities that comprised her population, but also to a rich heritage of land. Pennsylvania was "the bread basket of the nation" because much of her soil was fertile and because her farmers were traditionally wise in the lore of the land."

S. W. Fletcher, Pennsylvania Agriculture & Country Life, 1640-1840.
Pennsylvania Historical & Museum Commission, 1971, Harrisburg, Pennsylvania.

Industry

Historically, the area now contained in Ridley Creek State Park has been used almost exclusively for agrarian pursuits. However, there were several notable exceptions. The most important of these was Providence Mill, a water corn mill established in 1718. Later owners erected a saw mill in 1746. Then, in the late 18th century a plaster mill was operating, adjoining the grist mill. By 1810/12 the plaster mill was replaced by a Rolling & Slitting Mill - all known as Bishop's Mills.
(continued)

FORM PREPARED BY:		Co-Sponsor:	
NAME AND TITLE Ernest Palmer, Jr., Historian	Research Committee: David Harry	William C. Forrey, Director Pa. Bureau of State Parks	
ORGANIZATION: Bishop's Mill Historical Society	Edward Hinderliter - Donald Callender - Margaret Petroskas	Julia Colflesh Leslie Potter	DATE June 21, 1976
STREET AND NUMBER: P. O. Box 64		Pennsylvania Department Environmental Resources 3rd & Riley Streets	
CITY OR TOWN: Gradyville 19039	Harrisburg 17120	STATE Pennsylvania	

PLEASE SEND COMPLETED FORM TO

Keeper
Pennsylvania Register of Historic Sites & Landmarks
Pennsylvania Historical and Museum Commission
Box 1026
Harrisburg, Penna.

IX. SIGNIFICANCE (continuation sheet 2)

The success of the undertaking spawned a nucleated industrial community, which included a nail factory, on the west side of the creek on land owned by other persons. Fire terminated milling at the site in 1801.

As the population of Edgemont Township increased in the 18th century, "cottage industries" - weavers, tanners, etc. began to appear in the tax records of the area. By the mid-19th century these artisans no longer seem to have practiced their trades in the agrarian setting.

The Regester Chair Factory on Gradyville Road prospered as a family business from 1801 to 1873. Another family venture was the Green Saw Mill located on the family farm. It was comparatively short-lived and did not generate a climate that was conducive to the growth of other industries, as did the Providence Mill.

Archaeological evidence indicates the existence of a portable saw mill on the Rawle Farm during the 19th century.

The most recent activity in the area was the feldspar industry which began in 1909 and ceased operations before the memory of current residents.

Conservation

Ridley Creek State Park is the largest single holding of land open to the public in Delaware County. As such, it provides a contrast to the over-developed and congested areas that abound in this area. It serves as a refuge for all wildlife and plants, and efforts are made to maintain a variety of habitats in the park. The park also serves as a refuge for the historic community represented by over 100 buildings located in the district. Thirty of the houses are occupied as dwellings. Thus they are cared for and hopefully will be preserved.

Education

Many school districts in this area make use of the environmental education programs available in the park. These programs serve all school grades and adults with a wide variety of subjects, field trips and programs, including classes in horticulture conducted by the Delaware County Vocational Technical School.

The Educational Programs at the Bishop's Mill Historical Institute begin at the primary level with normal, physically handicapped and learning disabled students from Pennsylvania, New Jersey and Delaware experiencing its 18th century working farm; secondary level students from the area are involved in the archaeological and farm operations programs; undergraduates from Delaware County Community College, Villanova and Temple Universities and the University of Pennsylvania work on more advanced Bishop's Mill Historical Institute taught classes in folklife and archaeology; post-graduates and Ph.D. candidates use the Institute as an experimental research "laboratory"; and Institute researchers publish regularly and provide lectures for over 10,000 people in the community annually. A free exchange of research data with over sixty living history museums in the United States and Europe completes the Educational programs.

IX. SIGNIFICANCE (continuation sheet 3)

Recreation

The park's first reason for existence was for recreation. With over 1,000 picnic tables, 4½ miles of bicycle trails, miles of hiking and horseback riding trails and 5 miles of stocked fishing in Ridley Creek, the park fills a real need in the metropolitan area for recreational resources. Last year 1.4 million persons enjoyed them.

Historic

On the north, Ridley Creek State Park begins at the Philadelphia-West Chester Pike, Route 3, laid out in the 18th century; on the south it is bounded in part by the Tyler Arboretum, in 1700 the 800 acre John Minshall farm; on the east by Route 252, Providence Great Road as it was known when laid out in 1683/1710; and on the west by Middletown Road, Route 352, known in 1687 as Edgemont Great Road.

The early settlers who emigrated here were mostly Quakers from England. The early great roads made Chester and Philadelphia more accessible to the farmers and to the mills in the Park-district. Among the complexes that pre-date the American Revolution are the John Worrall House, brick end 1683, the 387 acres of land a grant from William Penn to Henry Maddock and James Kennerly in 1681; John Edge's land, a part of which became the site of Providence Mill in 1718, was a patent from Penn to James Swaffer; and the land comprising the Colonial Pennsylvania Plantation, originally a grant to Thomas Duckett in 1682, later purchased and developed by Joseph Pratt in 1720. Twelve complexes are circa 18th century; ten, 19th century; and two, 20th century.

Until 1912 the complexes were twenty-five individual farms, including Sycamore Mills, exemplifying the rural-agricultural-industrial life of Southeastern Pennsylvania. Then, one by one, the farms were brought under the ownership of Walter and Sarah Jeffords to form an estate of over 2000 acres. As part of the estate, the houses were used as dwellings, the barns and out-buildings for agricultural purposes, and they were all cared for and preserved. By 1965 this estate or tract was one of the last significant areas of open space, in many ways relatively unchanged over the years, in Delaware County. In 1966 the Pennsylvania Department of Forests and Waters (now the Bureau of State Parks), using Project 70 funds, acquired the Jeffords estate plus several smaller tracts to form the 2489.3 acre district.

APPENDIX F:
RIDLEY CREEK STATE PARK LESSEE APPLICATION

Sycamore Mills Road
Media, PA 19063-4398

Ridley Creek State Park

610-892-3900

TO ALL HOUSING APPLICANTS:

After your application is received, you will be entered into our waiting list database. You will **not get confirmation of having received your application**.

There are twenty-five houses in the park that are leased as residences under an Occupancy Agreement contract. However, turnover is usually slow. You may be on our list for years without hearing from us.

At such a time as a vacancy occurs, I will notify everyone on our list. A specific date will be set for an "Open House" for interested persons on the list to view the house, and ask questions about our rental program.

A tenant will be selected from among those who express interest in a specific property after the "Open House." Personal and credit references may be updated at that time.

Thank you for your interest in our housing program

Sincerely yours,

John T. Graham
Park Manager

JTG/sb

DATE RECEIVED _____
(OFFICE USE ONLY)

LESSEE APPLICATION
RIDLEY CREEK STATE E PARK
SYCAMORE MILLS ROAD
MEDIA, PA 19063

NAME _____

ADDRESS _____ PHONE () - (H)

_____ () - (W)

OCCUPATION _____

EMPLOYER _____

ADDRESS _____

PERSONAL REFERENCES (TWO)

(1) _____

(2) _____

CREDIT REFERENCES (TWO)

(1) _____

(2) _____

The rental of houses at Ridley Creek State Park ranges from \$500 or less per month plus utilities to \$1000 or more per month plus utilities, depending on the size and location. Please check below the price range for which you would like to be considered. If a house in that price range becomes available, applicants will be contacted according to the date this application was received in the park office.

_____ \$500 or less

_____ \$500-\$1000

_____ \$1000 or more

In order to best match the size of house to the applicants, please indicate the number of people in your family who would be living in a house if you were selected for occupancy. _____

**RIDLEY CREEK STATE PARK
RESIDENCE RENTAL PROGRAM**

RENTAL RATES:

MONTHLY RATES WERE ESTABLISHED BY AN APPRAISAL OF EACH PROPERTY CONDUCTED IN 1985. THE CONSUMER PRICE INDEX, AS ESTABLISHED BY THE U.S. DEPT. OF COMMERCE, IS USED TO CALCULATE INCREASES.

PAYMENTS ARE DUE BY THE FIFTH DAY OF EACH MONTH, AFTER WHICH A PENALTY IS ASSESSED. AN ADVANCE PAYMENT, OR "SECURITY", IS NOT REQUIRED.

UTILITIES:

NOT INCLUDED IN MONTHLY RATE. ELECTRICITY, TELEPHONE, AND HEATING FUEL ARE THE TENANT'S RESPONSIBILITY. GARBAGE COLLECTION AND ANY TOWNSHIP RECYCLING FEES ARE ALSO THE TENANT'S RESPONSIBILITY.

RENTAL PROGRAM:

STRUCTURES WITHIN THE PARK ARE RENTED UNDER TERMS OF AN "OCCUPANCY AGREEMENT", A CONTRACT BETWEEN THE OCCUPANTS AND THE COMMONWEALTH. THIS IS A ONE-YEAR AGREEMENT. CONTINUED RENEWAL IS NOT GUARANTEED, BUT IS MORE OR LESS ASSURED IF PAYMENTS ARE MADE WHEN AND AS DUE, AND TERMS OF THE AGREEMENT ARE MET.

PAYMENTS ARE MADE DIRECTLY EACH MONTH. CREDIT TOWARDS PAYMENT MAY BE GIVEN FOR THE COMPLETION OF MAINTENANCE PROJECTS AGREED UPON IN ADVANCE BY THE PARK MANAGER.

PRIOR TO APPROVAL OF PROJECTS IN LIEU OF RENTAL PAYMENT, AT LEAST TWO BID ESTIMATES FROM RECOGNIZED BUSINESS FIRMS MUST BE OBTAINED. YOU WILL BE CREDITED WITH THE LOWER PRICE. IF YOU CHOOSE TO GET BIDS AND DO THE WORK YOURSELF, JOB QUALITY MUST BE SATISFACTORY TO THE PARK SUPERINTENDENT.

TENANT MAINTENANCE:

AN ANNUAL \$ AMOUNT IS INCLUDED AS A CREDIT IN EACH ANNUAL AGREEMENT. THIS IS INTENDED TO COVER SUCH NORMAL "WEAR AND TEAR" ITEMS AS WINDOW REPAIR, LEAKY FAUCET REPAIR, PERIODIC PUMPING OF SEPTIC TANKS, CHIMNEY CLEANING, AND SIMILAR REPAIRS.

WORK DONE FOR THE PERSONAL PREFERENCE OR COMFORT OF THE TENANT DOES NOT QUALIFY FOR CREDIT.

APPENDIX G:
EXAMPLE OF RIDLEY CREEK STATE PARK OCCUPANCY AGREEMENT

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL RESOURCES
BUREAU OF STATE PARKS

OCCUPANT

OCCUPANCY AGREEMENT

THIS AGREEMENT, made this 30 day of September, 1995, by and between the COMMONWEALTH OF PENNSYLVANIA, acting through the DEPARTMENT OF ENVIRONMENTAL RESOURCES, hereinafter called "DEPARTMENT" and NORMAN T. GLASS 440 Gradyville Road, Media, PA 19063 hereinafter called "OCCUPANT".

WITNESSETH

WHEREAS, the DEPARTMENT, pursuant to Section 1906 (A) of the Act of April 9, 1929, (P.L. 177) known as "The Administrative Code of 1929" as amended has the power and duty to supervise, maintain, improve, regulate, police and preserve all parks belonging to the COMMONWEALTH; and,

WHEREAS, certain lands acquired for use as state parks include existing buildings suitable for use as dwellings; and,

WHEREAS, it is deemed to be in the best interest of the COMMONWEALTH in connection with the DEPARTMENT'S work in the supervision, maintenance, improvement, regulation, policing and preservation of the park in which certain of such buildings are situated, that such buildings be occupied to prevent deterioration or destruction of such buildings; and to aid in the supervision, maintenance, improvement, regulation, policing, and preservation of the park through the presence of responsible persons; and,

WHEREAS, the building forming the subject matter of this AGREEMENT is such a building for which occupancy is deemed in the best interest of the COMMONWEALTH.

NOW THEREFORE, the parties hereto, intending to be legally bound hereby, agree as follows:

1. DESCRIPTION OF PROPERTY: DEPARTMENT agrees that OCCUPANT may occupy certain premises situated in EDGMONT Township, DELAWARE County, Pennsylvania, described as follows:

DESCRIPTION OF PROPERTY

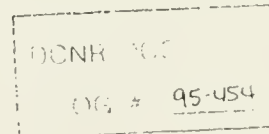
BUILDINGS NOS. 03650-037 (Two and a-Half Stone Dwelling), 03650-039 (Garage) and 03650-041 (Two Story Stone Shed).

LOCATED ON THE EAST SIDE OF GRADYVILLE ROAD, 5/8 Mile North of Delchester Rd

See "EXHIBIT B"

2. TERMS AND RENEWALS: The parties hereto agree that the OCCUPANT may enter into possession of the premises described herein on the First day of May, 1995, for a period of one (1) year. This AGREEMENT shall automatically renew for successive periods of one (1) month at the gross monthly payment as hereinafter set forth, until terminated as provided herein.

3. PAYMENT AMOUNTS: The parties hereto agree that the total of payments to be made by the OCCUPANT amount to \$ 9,996. per year. The gross monthly payment to be made by the OCCUPANT is \$ 833.00 per month. Provided that the OCCUPANT makes the repairs set forth herein, the OCCUPANT shall pay a net monthly payment of \$ 50.00 per month in lieu of the gross monthly payment. In



order for OCCUPANT to pay the net monthly payment, OCCUPANT shall make the agreed-upon repairs as outlined in Exhibit A, attached hereto and made part hereof. The actual expenditures for said repairs shall be verified by receipts, cancelled checks, or other accepted verification as approved by the DEPARTMENT. The parties hereto agree that if the OCCUPANT does not make any of the agreed-upon repairs, in addition to any other rights and remedies that the DEPARTMENT may exercise, the OCCUPANT agrees to pay the DEPARTMENT the total of payments as specified herein. In the event that OCCUPANT makes some but not all of the agreed-upon repairs, OCCUPANT agrees to pay to the DEPARTMENT the total of payments less the expenditures for any repairs actually completed. OCCUPANT agrees that in the event the agreed-upon repairs exceed \$1,000.00, the DEPARTMENT, in its sole discretion, may require OCCUPANT to pay the gross monthly payment. In the event the OCCUPANT does not commence making the agreed-upon repairs within thirty (30) days of the effective date of occupancy, the credits for repairs as authorized herein shall be disallowed and OCCUPANT shall pay the gross monthly payment.

4. **PAYMENT SCHEDULE:** OCCUPANT agrees to pay the required monthly payment on the first day of each month, by check or postal money order which shall be payable to the DEPARTMENT and submitted to Park Superintendent at RIDLEY CREEK STATE PARK. The DEPARTMENT will not accept payment for more than three (3) months in advance. OCCUPANT agrees that if the monthly payment is not received by the 5th day of each month, late charges will be charged to OCCUPANT, per month, as follows:

A. From the 1st day to 5th day of the month	Grace Period
B. From the 6th day to 10th day of the month	\$25.00
C. From the 11th day to 15th day of the month	\$50.00
D. From the 16th day to 25th day of the month	\$75.00
E. From the 26th day to the end of the month	\$100.00

If any check of OCCUPANT is returned for non-sufficient funds, or for any other reason, there shall be a \$25.00 additional charge to OCCUPANT.

5. **INSURANCE:** OCCUPANT will secure, maintain, and pay the premium on an insurance policy, either with a capital stock company or a non-assessable mutual company in the amount of \$ 0.00, covering all losses which may occur to the premises as a result of fire, lightning, windstorm, hail, and explosion and extended coverage of \$ 0.00 for flood insurance, with the DEPARTMENT named as the beneficiary.

6. **DAMAGE LIABILITY:** DEPARTMENT agrees to the occupancy of the premises without any representation concerning said premises, and shall not be liable for any damage caused or occasioned by or from plumbing, water, gas, steam, oil, brine, or other pipes or sewage, or any Act of God, war, or civil disorder in or about or upon said premises.

7. **ANNUAL INSPECTION:** OCCUPANT agrees to keep the premises in a satisfactory state of maintenance as determined by an annual inspection by the DEPARTMENT'S representative. Such maintenance shall include that which is necessary to prevent deterioration of the building or COMMONWEALTH equipment.

8. **REPAIRS:** DEPARTMENT shall not be responsible or liable for any repairs upon the premises. Any repairs made shall be at the sole expense of OCCUPANT. OCCUPANT shall maintain no nuisance nor fire hazard. OCCUPANT further agrees to save the DEPARTMENT harmless from any obligation, financial or otherwise, arising out of the making of such repairs. It is understood that these premises are subject to inspection at any reasonable time by the DEPARTMENT'S representative whose purpose will be to assure compliance with the terms of this AGREEMENT.

9. **COMPLETED REPAIRS:** OCCUPANT agrees to perform all agreed-upon repairs and to contact the DEPARTMENT when these repairs are completed so that DEPARTMENT'S representative may inspect said repairs. Repair work shall be started no later than thirty (30) days from the date when OCCUPANT takes possession hereunder. All work must be completed within the term of this AGREEMENT. All repairs completed by the OCCUPANT become the property of the COMMONWEALTH, free of any and all encumbrances, without further remuneration to the OCCUPANT by the DEPARTMENT, regardless of whether OCCUPANT vacates the premises before the end of the term.

10. **TERMINATION OF AGREEMENT:** OCCUPANT shall have the right to terminate this AGREEMENT at the end of any term month upon thirty (30) days prior written notice to the DEPARTMENT. In addition to other rights of termination provided herein, DEPARTMENT shall have the right to terminate this AGREEMENT on thirty (30) days prior written notice to occupant at the end of any term hereof.

11. **ASSIGNMENT:** OCCUPANT shall not assign or sublet the premises or any portion thereof and shall not enter into any other AGREEMENT, written or oral, with respect to the use and occupancy of the premises or any portion thereof except by written consent of the DEPARTMENT.

12. **DAMAGE OR INJURY LIABILITY:** DEPARTMENT shall not be held responsible and is hereby relieved from liability for any damage or injury, regardless of the cause or nature of such damage or injury, which may occur to any person or persons whatsoever, or to any property whatsoever, upon the premises, or upon the area immediately adjacent thereto.

13. **COMPLIANCE — RULES AND REGULATIONS:** OCCUPANT will observe and comply with all rules, regulations and laws now in effect or which may be enacted during the continuance of this AGREEMENT by any municipality, county, state, or federal authority having any jurisdiction over said premises.

14. **UTILITIES:** OCCUPANT shall be liable for the payment of any and all utility fees and charges assessed against the premises. Utility fees and charges, as well as repairs or cost of repairs as provided under this AGREEMENT herein, may at the election of the DEPARTMENT be made and or paid by the DEPARTMENT if OCCUPANT fails to make or pay same, in which event said fees, charges, or costs shall be assessed to OCCUPANT as additional occupancy fees.

15. **AUTOMATIC TERMINATION:** In the event of damages to the premises by fire or otherwise, to the extent of fifty percent (50%) or more of the value, this AGREEMENT shall terminate automatically without necessity for notice to OCCUPANT. In the event of fire or damage of substantial nature, making the premises untenable in whole or part to an extent less than fifty percent (50%) of the value, the DEPARTMENT, may at its option terminate this AGREEMENT immediately upon written notice to the OCCUPANT.

16. **TAXES:** OCCUPANT shall pay, throughout the term of this AGREEMENT or any renewal thereof, the county township, and school district real estate taxes and any other local taxes or assessments which may be imposed upon the premises.

17. **PROPRIETY OF USE:** OCCUPANT agrees to conduct no business of any character, unless approved by the DEPARTMENT, from or on the premises, nor to use or manage said premises or permit them to be used or managed in any way which would bring discredit or unfavorable comment or public criticism upon the DEPARTMENT. The propriety of use shall be within the sole jurisdiction of the DEPARTMENT.

18. **IMPROVEMENTS:** OCCUPANT shall not expand or alter the use permitted herein either by the erection of new structures or improvements, or in any manner, without the consent, in writing, by the DEPARTMENT. All new erections or improvements shall become the property of the COMMONWEALTH.

19. **PARK PRESERVATION:** OCCUPANT agrees to promptly report to the park superintendent all activity within the park which comes to the OCCUPANT'S attention, which is inimical to the proper supervision, maintenance, improvement, regulation, policing, and preservation of the park including, but not being limited to the following:

- A. Fire
- B. Vandalism
- C. Criminal conduct
- D. Violation of park rules and regulations

20. **CONFESS JUDGMENT:** OCCUPANT hereby authorizes the Attorney General of the Commonwealth of Pennsylvania or any attorney of any court of record to appear for him upon breach of any of the conditions of this AGREEMENT, and to enter an amicable action of ejectment and confess judgment therein for the premises herein described, and OCCUPANT does hereby authorize said attorney to issue forthwith a writ of possession without leave of court.

21. **PRIOR AGREEMENTS:** DEPARTMENT and OCCUPANT hereby mutually agree that all prior agreements for the premises described in Paragraph 1 are hereby terminated as of the effective date of occupancy herein.

22. **CARPETING:** OCCUPANT agrees that when the DEPARTMENT provides wall-to-wall carpeting, such carpeting will be the responsibility of the OCCUPANT if unduly stained or damaged and is subject to the DEPARTMENT'S inspection.

23. **NUMBER OF OCCUPANTS:** OCCUPANT agrees that the occupants shall be those persons designated as "OCCUPANT" on Page 1 hereof, together with dependent children of occupant. The presence of any other or additional occupants is subject to prior written approval of the park superintendent. Upon the granting of such approval, the occupancy fee shall be increased by \$25.00 per month for each other or additional occupant.

24. **OPERATION OF VEHICLES:** OCCUPANT agrees there shall be no commercial vehicle in parking areas maintained by OCCUPANT except for deliveries. No vehicle shall be maintained by OCCUPANT that is in the nature of a nuisance, and any inoperable vehicle may be towed away without any notice to the owner at the owner's expense. An inoperable vehicle includes one having one or more flat tires, without valid inspection sticker or without valid license plate. Vehicles may not be stored by OCCUPANT on park areas.

25. **PET APPROVAL:** OCCUPANT agrees to keep no livestock or farm animals of any type on the premises and to keep no more than one dog and/or one cat on the premises at any one time. Any dog or cat kept by the OCCUPANT shall be restricted to the premises, maintained in accordance with Bureau of State Park Rules and Regulations and must not interfere with business of the COMMONWEALTH in any way. Except as so approved in writing, all other animals are prohibited.

26. **WASTE DISPOSAL:** OCCUPANT shall not dispose of garbage and/or waste material in any manner other than that approved by DEPARTMENT.

27. **OUTSIDE AERIALS:** OCCUPANT shall not erect any outside aerials, wires, or equipment in connection with any radio or television and may not make any other outside installation, without written permission of DEPARTMENT.

28. **LOCK ALTERATIONS:** OCCUPANT shall not add, remove, alter, or change any locks or locking devices unless DEPARTMENT is notified and supplied with a working key to same. Any damage resulting from inaccessibility caused by violation of this provision shall be the responsibility of OCCUPANT.

29. **DELIVERY AREAS:** OCCUPANT agrees that moving or delivery vans and trucks are not permitted to cross curbs or lawns and must load and unload from the street, cartway, or parking areas.

30. **BREACH OF CONTRACT:** OCCUPANT specifically waives right to the notice to quit for breach of Section 501 of the Act of April 6, 1951, P.L. 69, as affected by Act of April 28, 1978, P.L. 202, No. 53, Section 2(a)(127) (68 P.S. 250.501). OCCUPANT agrees that written notice to OCCUPANT to remove from the premises no later than five (5) days from the date of receipt of the notice, shall be sufficient in any such case for breach of the covenants of this OCCUPANCY AGREEMENT.

31. **HEADINGS:** THE PARAGRAPH HEADINGS ARE FOR REFERENCE ONLY AND ARE INTENDED TO HAVE NO LEGAL FORCE OR EFFECT.

IN WITNESS WHEREOF, the parties hereto have signed and sealed these presents the day and year first above written.

ATTEST

Sherry R. Jueger

COMMONWEALTH OF PENNSYLVANIA
* DEPARTMENT OF ENVIRONMENTAL RESOURCES
BUREAU OF STATE PARKS

Ray Fitch
DIRECTOR, BUREAU OF STATE PARKS

ATTEST

John F. Hall

OCCUPANT(S)
Norman T. Glass
NORMAN T. GLASS - SS I

Approved as to legality and form: M

John F. Hall
Office of Attorney General

William G. Sholly
Chief/Assistant Counsel
* Department of Environmental Resources

* "EFFECTIVE JULY 1, 1995, ALL REFERENCES IN THIS CONTRACT TO THE DEPARTMENT OF ENVIRONMENTAL RESOURCES SHALL INSTEAD BE DEEMED TO READ THE "DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES." * *

E X H I B I T " A "

GLASS MAY 1, 1995 - APRIL 30, 1996

GROSS MONTHLY PAYMENT	\$833	ANNUAL MAINTENANCE	\$800
GROSS ANNUAL PAYMENT	\$9,996		

1. Credit from previous year [94-95]	\$1,452
2. Two Windows & Outside Cellar Door To Be Replaced	\$2,200
3. Roof To Be Replaced On Out-Kitchen	\$2,500
4. Cellar Walls Of Out-Kitchen To Be Reinforced/Stabilized	\$2,250
5. Failing Stucco To Be Removed Road Side of House	\$1,100

Annual Maintenance	\$800
TOTAL	\$10,302

\$10,302 / 12 mos = \$858.50
Rounded To \$859

GROSS MONTHLY PAYMENT	\$833
REDUCTIONS	(\$859)
NET MONTHLY PAYMENT	(\$26)
MIN MONTHLY PAYMENT	\$50

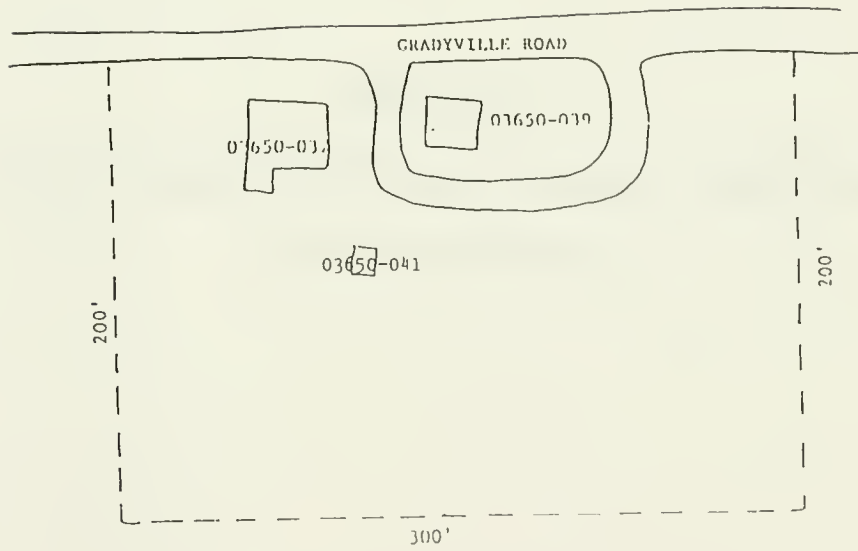
Minimum Payment	\$50
Due Monthly	(\$26)
Credit/Month	\$76
Months	X12
Credit/Year	\$912

At no time during the term of this agreement shall any payment be less than \$ 50 per month.
\$912 shall be credited to the following year.

"E X H I B I T B "

G L A S S R E S I D E N C E

(Former "Miller" Residence)



SCALE 1" = 60'

APPENDIX H:
RIDLEY CREEK STATE PARK OCCUPANCY AGREEMENT
MAINTENANCE POLICY

RIDLEY CREEK STATE PARK
SYCAMORE MILLS ROAD
MEDIA, PA 19063

TO ALL RIDLEY CREEK STATE PARK TENANTS:

From time to time information regarding the Bureau of State Parks' policies regarding our residence rental program has been sent to you. I believe it is necessary to periodically reissue this material, just to make sure everyone has it, and that newer tenants have not been overlooked. Thus, I have compiled this information and am sending it to you with this letter.

Three areas covered:

1. **Major Maintenance/Renovation** - this work must be pre-approved by the park manager. Costs will be credited against annual rental as spelled out on the "Exhibit A" that is a part of your Occupancy Agreement.
2. **Annual Maintenance** - these are routinely necessary minor repairs. You are given a credit approximating one month's rent to cover this type of item.
3. **Occupant Responsibility** - these are mainly "housekeeping" type items and are the responsibility of you, the occupant.

Please review this material. If there are any questions about specific work to be done, please contact me.

Sincerely yours,

John T. Graham
Park Manager

BUREAU OF STATE PARKS
RESIDENCE OCCUPANCY AGREEMENT
MAINTENANCE POLICY

MAJOR MAINTENANCE/RENOVATION

It should be understood that the Bureau will undertake no maintenance work whatsoever in connection with the properties which are leased to former owners, new occupants, or future occupants. All needed and/or necessary repairs shall be determined by an appraisal completed by a qualified contractor and/or the Park Manager.

Major maintenance shall be considered any work (labor and material) exceeding the amount of annual maintenance allowance. The OCCUPANT of said properties shall not contract for or anticipate any reimbursement for any work done to said property without written pre-approval from the BUREAU OF STATE PARKS.

It shall be the occupants' sole responsibility to insure that all repairs, maintenance, replacement and the like are accomplished, and if this responsibility is not accepted, the agreement shall be terminated and whatever appropriate action deemed necessary shall be taken. All major repairs shall be accomplished by the occupant and paid for by the occupant, for which the occupant will receive a credit on his monthly payment. This shall be accomplished by an addendum to the original Occupancy Agreement. All paid receipts shall be furnished to the Bureau with the request for a payment reduction. A major repair could be considered as any other work (labor and material), exceeding the amount of the annual maintenance allowance as determined by the appraisal report or the Park Manager.

- Monthly payment reductions will be granted to occupants, provided that major repairs are required to make the structure, house or building habitable. (Desired improvements are not included.) All reductions must be clearly written into the Agreement, and/or addenda, and clearly show the work to be done, as well as the terms of the reduced rate.
- Monthly payment reductions will be given where the occupant desires to upgrade the property to a better condition than when the agreement was executed, provided that said improvements are authorized by the appraisal report, or the Park Manager.
- In any year in which occupant does not make all of the agreed upon repairs, in addition to all other rights and remedies of the Department, the lessee shall be liable to the Department for the monthly payment for that year as set out in the calculations. In any year in which the occupant makes some, but not all of the agreed upon repairs, occupant shall be liable to the Department for an additional monthly payment, as set out in the calculations and as represented by the proportion the uncompleted repairs bear to the total repairs agreed upon.

Where “major maintenance” is required and approved for maintenance reduction in the Maintenance Agreement

A minimum of two bids by qualified contractors shall be obtained to determine the value of repairs to be completed. The low bid price will be used as the reimbursement figure.

The Manager may permit the OCCUPANT to repair the house and take a deduction based on the contractor’s low bid for the same project. This requires:

- A Contractor quality work by the OCCUPANT
- B High quality materials to be used
- C. Proper procedures are followed.
- D That improvements be authorized in writing

A residence Inspection will be performed by the Park Manager in the presence of a representative of the OCCUPANT to insure that all maintenance items listed on the Occupancy Agreement, Exhibit “A” have been completed in an acceptable manner

OCCUPANT RESPONSIBILITY

The OCCUPANT shall be responsible for, but shall not qualify for payment under annual maintenance for items they desire for personal preference or comfort, or are part of routine property care, or items accidentally broken.

Examples of items frequently included in OCCUPANT responsibility

1. Lawn and landscape care and maintenance.
2. Broken windows, replaced
3. Replacement of locks and/or keys
4. Driveway sealing.
5. Carpet cleaning.
6. Garbage collection or trash removal.
7. Placement or maintenance of mailbox or post.
8. Painting for preference
9. Replacement of indoor or outdoor electric bulbs
10. Cleaning of property, inside and out.
11. Pet enclosure or restraint maintenance
12. Replacement of torn screens
13. Utility hookups

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